



Stoneacre  
Properties



## North Park Avenue

Lidgett Park Leeds, LS8 1HS

£180,000



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Located on North Park Avenue, this wonderful second floor flat combines comfort with convenience. Featuring two generously sized bedrooms, it's perfectly suited to individuals or couples in search of a stylish home. As the only residence on the second floor, the property provides a peaceful and private living environment.

As you step inside, a welcoming entrance hallway leads to a bright and spacious lounge/diner, alongside the kitchen, bathroom, and both bedrooms. The living area provides an inviting setting for both relaxing and entertaining and offers lovely sunset views and afternoon sun.

The property also benefits from a large versatile loft space, accessed via retractable ladder which offers additional storage.

The property is set within beautifully maintained communal grounds and offers resident parking along with a useful numbered garage, ideal for extra storage.

Set in a highly convenient location, the flat offers easy access to a range of local amenities, including shops, cafés, and parks, making day-to-day living effortless.

Overall, this well presented two-bedroom flat on North Park Avenue offers a great opportunity to settle in Leeds and is available chain-free, making it an ideal choice for buyers in the area.

## Entrance

Communal entrance with intercom entry system.

The flat is situated to the top floor, and is the only residence on this floor, reached via the staircase, making it quiet and private.

Upon entering the flat you are welcomed into the hallway which offers access throughout the property.

## Lounge/diner

The bright and airy lounge/diner is flooded with natural light from the large window. Ample space is offered for seating as well as a formal dining space.

## Kitchen

Fitted kitchen made up all wall and base units offering ample storage. Comprising electric oven with gas hob, fridge freezer and dishwasher.

## Bathroom

Fully tiled 3-piece bathroom comprising shower over bath, sink and toilet.

## Bedroom One

Large double bedroom with tons of natural light, laid to carpet.

## Bedroom Two

Second double bedroom, laid to carpet with velux window.

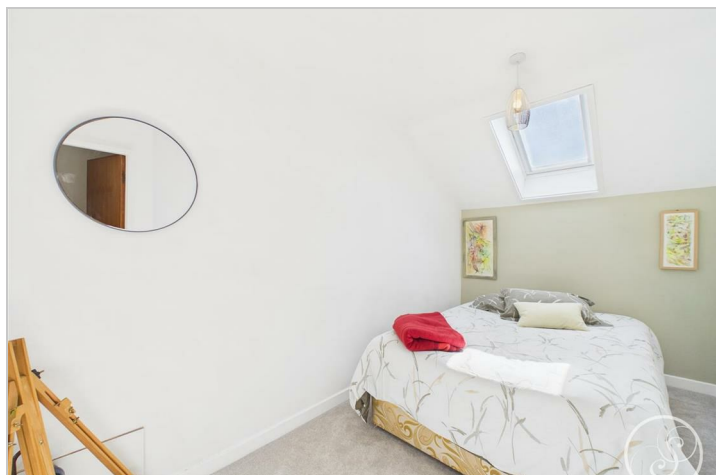
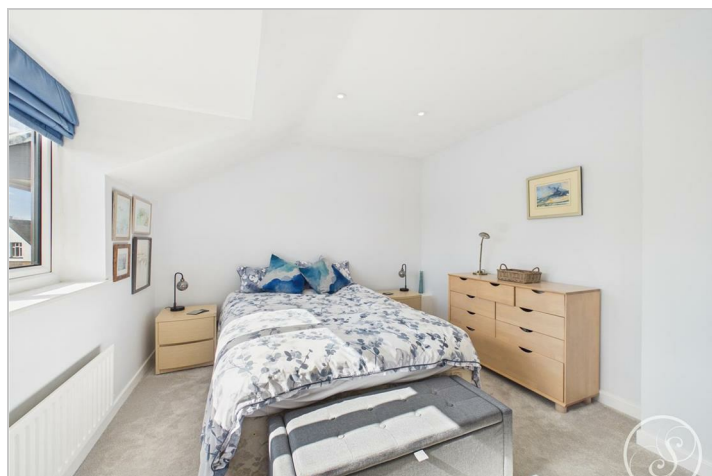
## External

To the front and rear the property boasts beautifully maintained communal grounds. Parking is to the rear of the building where you will also find your own private garage which offers useful space for storage.

## Lease

Tel: 0113 237 0999

We are advised by the vendor that the property is leasehold with an original term of 959 years remaining. The current service charge is £750 every 6 months and ground rent is £0 per annum. A buyer is advised to obtain verification from their solicitor or legal advisor.



Road Map



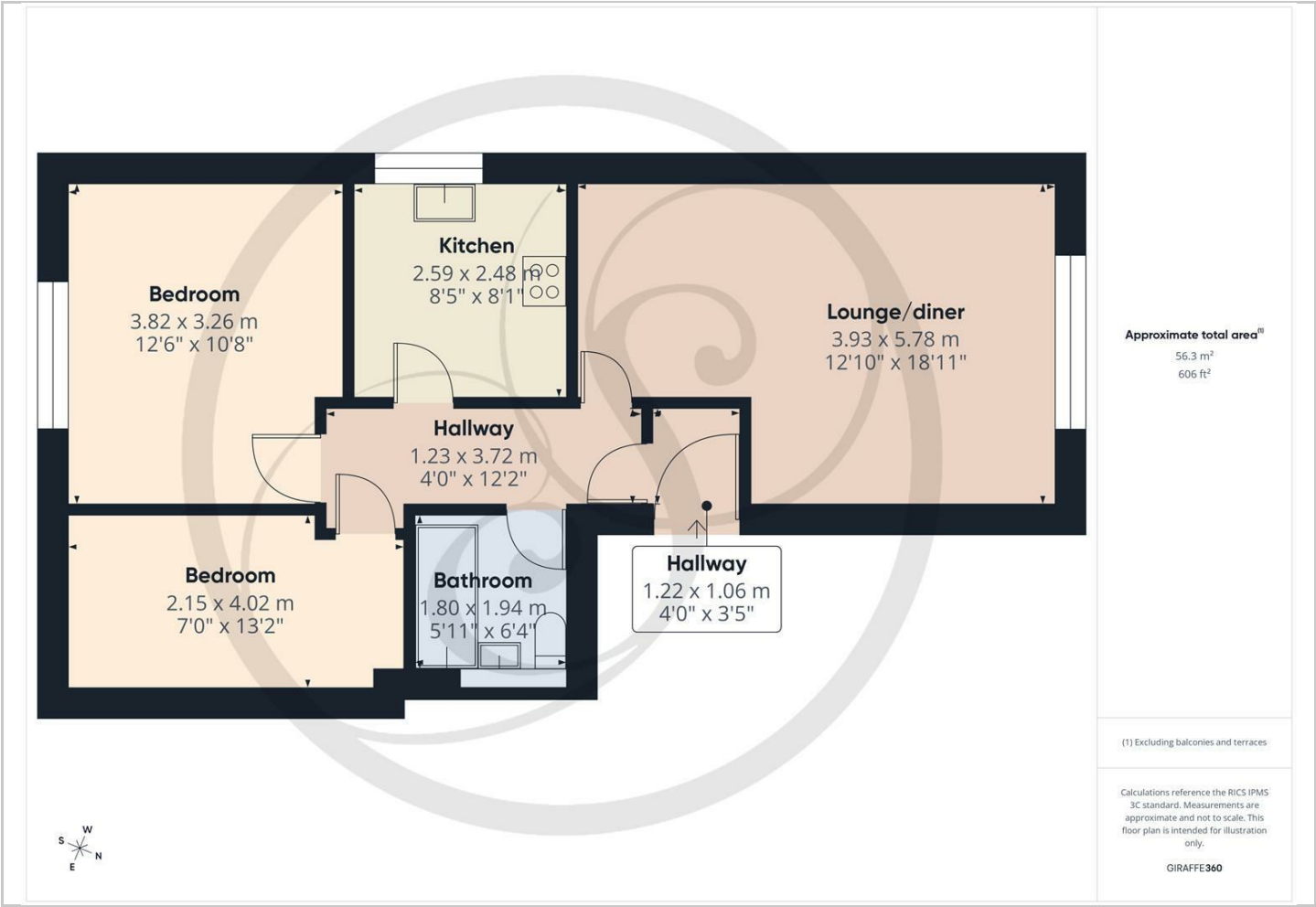
Hybrid Map



Terrain Map



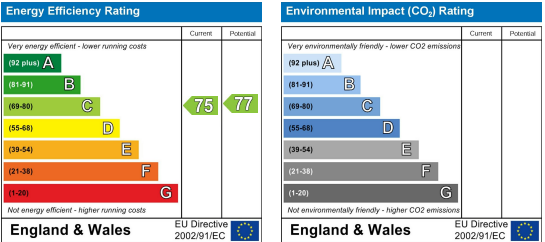
Floor Plan



Viewing

Please contact our Chapel Allerton Sales Office on 0113 237 0999 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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