Stoneacre Properties



Cross Green Lane

Leeds, LS9 8FL

£140,000

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*** BEAUTIFULLY PRESENTED TWO-BEDROOM APARTMENT WITH PRIVATE BALCONY *** STUNNING OPEN-PLAN LIVING SPACE *** TWO GENEROUS BEDROOMS *** MODERN FITTED KITCHEN *** A superbly presented two-bedroom apartment, offering spacious and contemporary accommodation throughout. The property features a bright and impressive open-plan kitchen, living and dining area, complete with stylish fitted kitchen units, integrated appliances and ample space for entertaining, with direct access onto a private balcony. There are two well-proportioned bedrooms, alongside a modern house bathroom comprising a bath with overhead shower, wash basin and WC. Further benefits include a welcoming entrance hallway, wood-effect flooring to the main living areas and a light, neutral finish throughout. Early internal viewings are strongly advised so as to avoid disappointment.

Entrance

The building is accessed via a secure intercom entry system, with lift access to the apartment floor. Upon entering the flat, you are welcomed into a well-presented entrance hallway, providing access to the bedrooms, bathroom and open-plan living area.

Kitchen

The kitchen is fitted with a range of contemporary wall and base units, complemented by wood-effect worktops, integrated fridge freezer, microwave, induction hob and dishwasher, complete with stylish tiled splashback.

Living / Dining Area

A spacious open-plan living and dining area, offering ample room for both lounge and dining furniture, with direct access to the private balcony.

Balcony

A private balcony with glass balustrades, offering far-reaching views across the surrounding area.

Bedroom 1

A well-proportioned double bedroom offering ample space for bedroom furniture and a large window allowing plenty of natural light.

Bedroom 2

A further good-sized bedroom, offering ample space for bedroom furniture and enjoying views through the large window.

Bathroom

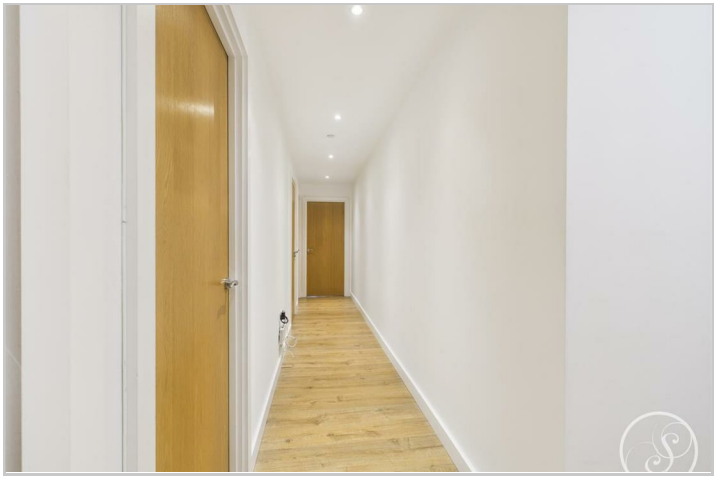
A contemporary bathroom fitted with a panelled bath and overhead shower, wash basin, WC and heated chrome towel rail.

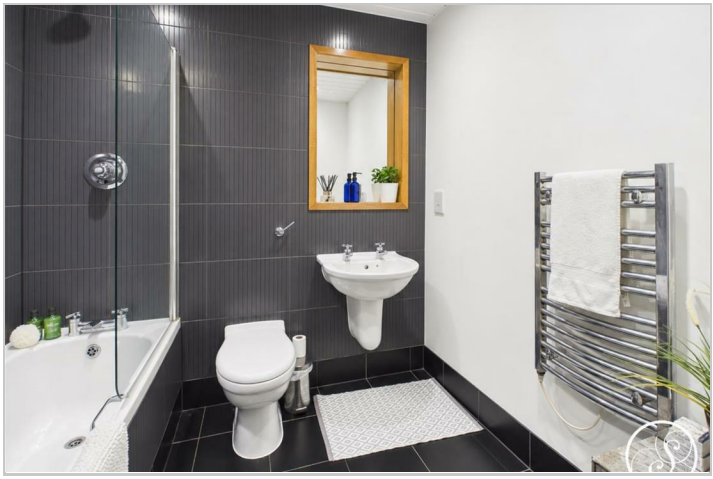
Lease

We are advised by the vendor that the property is leasehold with a term of 137 years remaining. The current service charge is £2000 per annum and the ground rent is approximately £200 per annum. A buyer is advised to obtain verification from their solicitor or legal advisor.

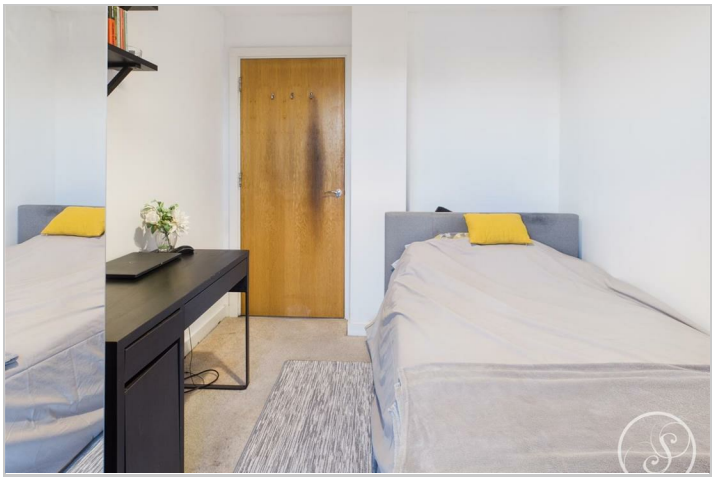


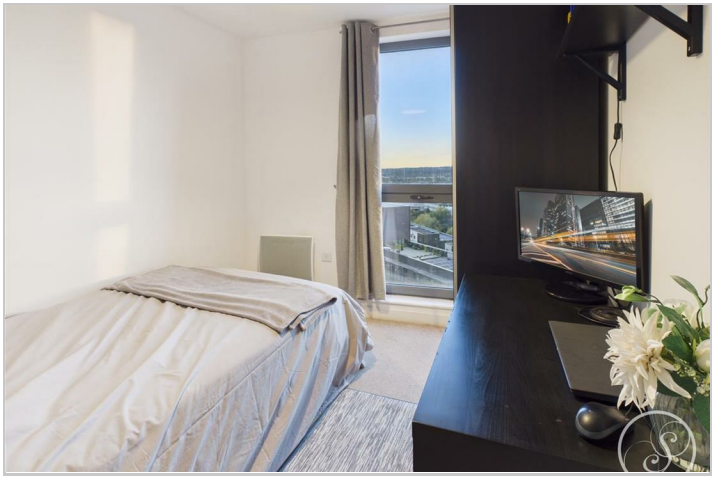






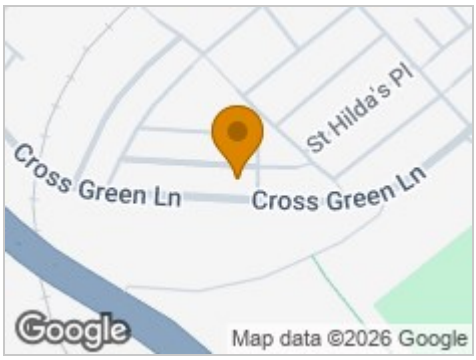








Road Map



Hybrid Map



Terrain Map



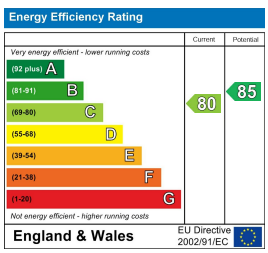
Floor Plan

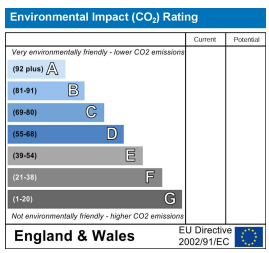


Viewing

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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