



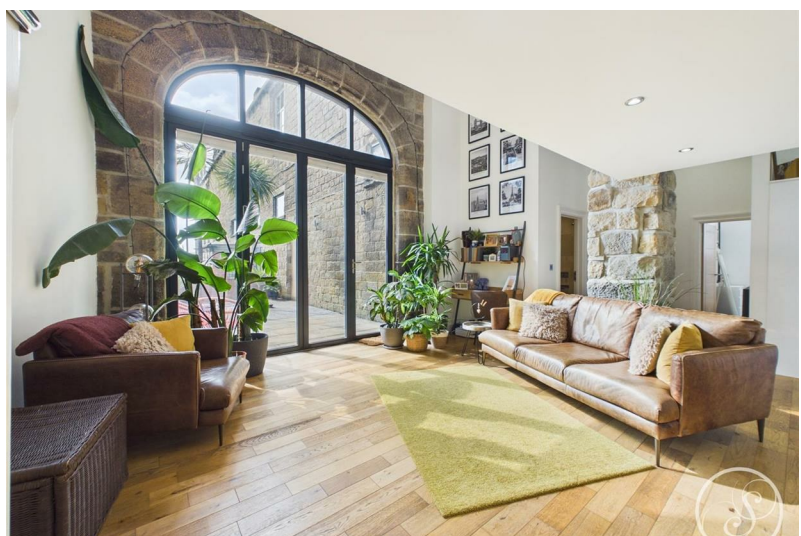
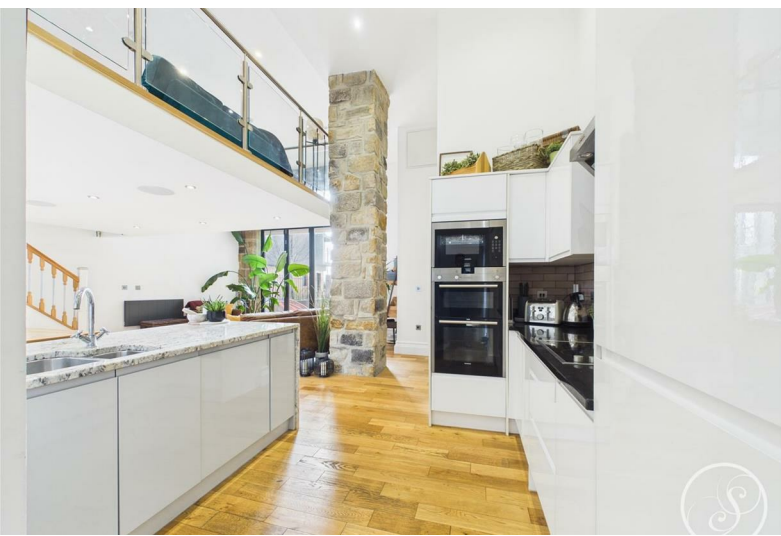
Stoneacre  
Properties



## Boyds Mill

East Street Leeds City Centre Leeds, LS9 8BU

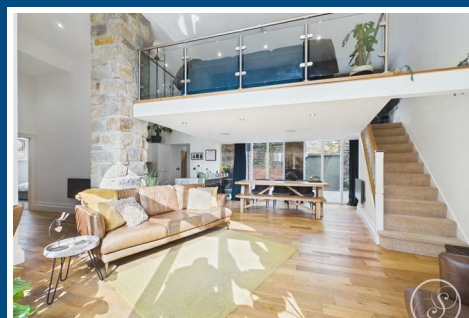
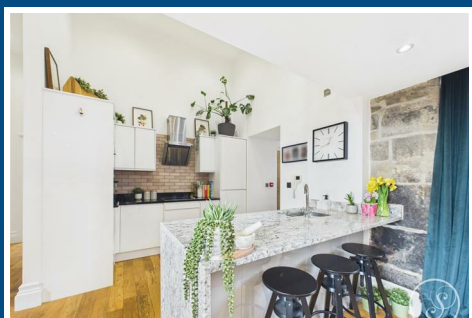
£440,000



# Boyds Mill

East Street Leeds City Centre Leeds, LS9 8BU

£440,000



## PRIVATE ENTRANCE

Intercom, engineered solid oak flooring and store cupboard providing plumbing for washing machine.

## OPEN PLAN LIVING / DINING

Large open plan living / dining area with solid oak flooring, floor to ceiling double glazed windows to the dining side with bi-folding doors to the other leading straight out to the amazing private terrace. The room benefits from three wall mounted electric heaters and has stairs leading to the mezzanine level with under stairs cupboard.

## KITCHEN

Luxury white gloss soft close kitchen units with granite worktops, stainless steel sink, double oven, electric hob, feature extractor fan, built in microwave and dishwasher.

## MEZZANINE SNUG

The mezzanine snug has a contemporary feel with steel railing and glass panels overlooking the main living space, two feature double glazed windows and wall mounted electric heater.

## MASTER BEDROOM

Double height master bedroom with wall mounted electric heater and double glazed window. Complete with en-suite bathroom.

## ENSUITE

Fully travertine tiled en-suite with walk in shower, wash hand basin, W.C and built in feature storage cupboard.

## BEDROOM TWO

Double height second double bedroom with built in

wardrobes, wall mounted electric heater and double glazed window.

## BATHROOM

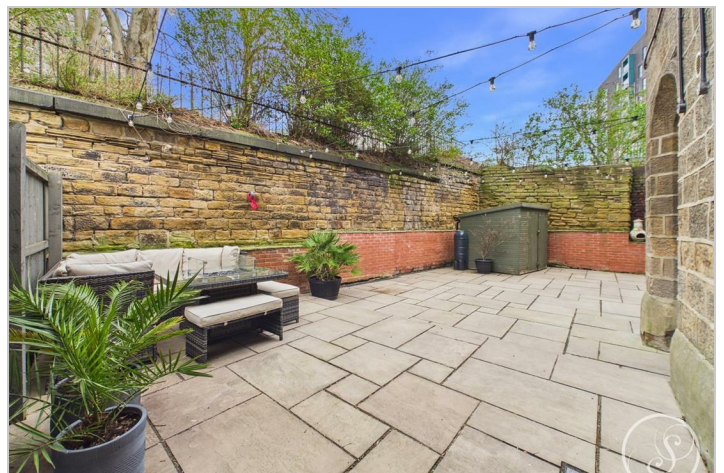
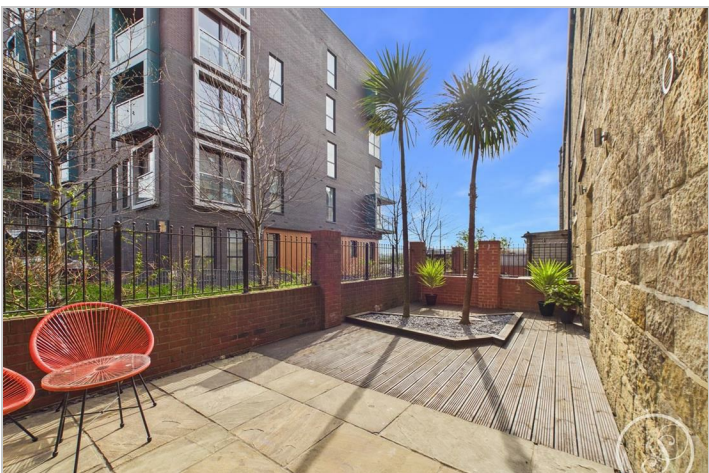
Fully travertine tiled bathroom comprising bath with shower over, wash hand basin, W.C and built in feature storage cupboard.

## EXTERNAL

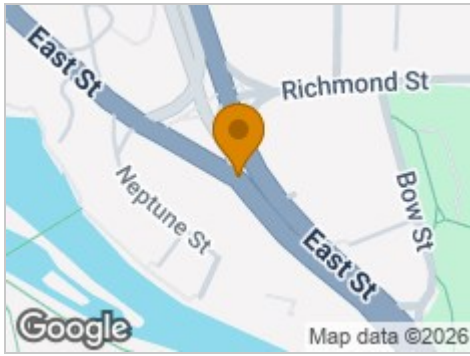
Externally the property benefits from two large landscaped terraces offering wonderful outdoor space very rarely found in an apartment like this. The space is primarily paved and there is a shed to the front terrace. The property also comes with two secure allocated parking spaces.

## LEASE

We are advised by the vendor that the property is leasehold with a term of 240 years remaining. The current service charge is approximately £3540 per annum and the ground rent is £300 per annum. A buyer is advised to obtain verification from their solicitor or legal advisor.



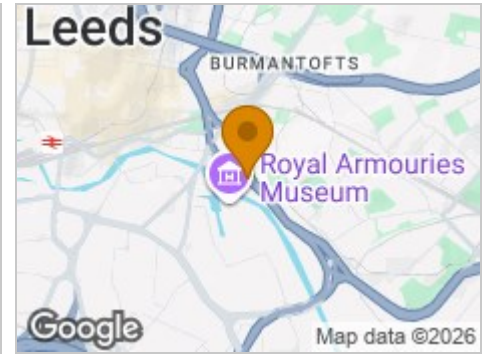
## Road Map



## 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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.