



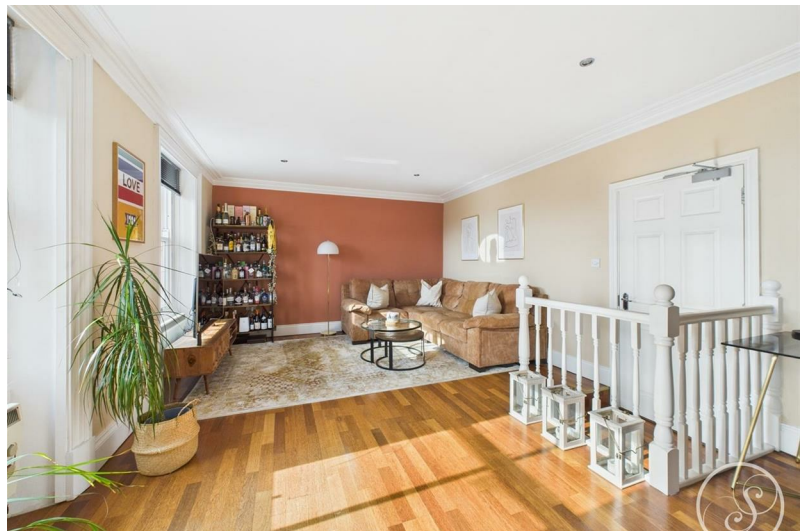
Stoneacre  
Properties



## Stratford House

Stainbeck Lane Leeds, LS7 3PJ

£260,000



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## Entrance

Intercom entry system offers access to the building and stairs lead up to the top floor. Upon entering the apartment you are welcomed into the hallway which offers access throughout the property.

## Lounge/Diner

The splendid open plan lounge/diner spans over 25 feet in length and offers a wonderful space for hosting and socialising with a dedicated dining space as well as a seating area. With three sash windows the room is flooded with natural light.

## Kitchen

The modern and newly installed kitchen is made up of shaker style wall and base units and comprises integrated dishwasher, oven, microwave, electric hob with space for fridge/freezer and plenty of storage space. The kitchen is finished with an original stained glass sash window.

## Bedroom 1

The primary bedroom is very generous in size, comfortably able to accommodate a king or super king bed there is also built in storage to the alcoves, and the dual windows flood the room with light. The bedroom is laid to carpet and is complete with en-suite.

## En-suite

Comprising shower over bath, toilet and sink.

## Bedroom 2

Second double bedroom is complete with wall to wall fitted wardrobes and two further stained glass windows.

## Bathroom

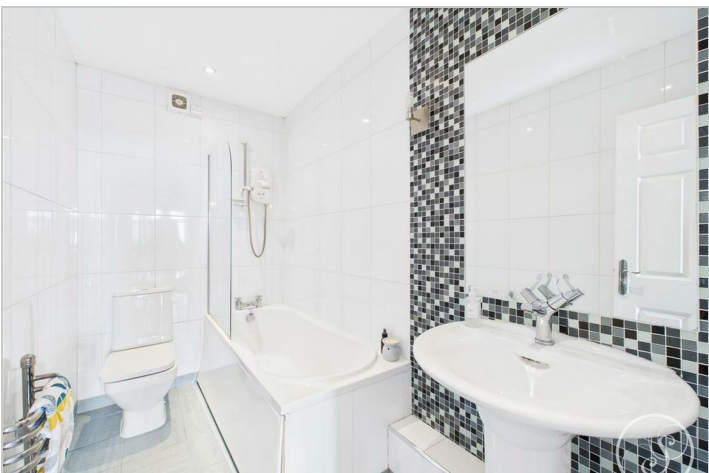
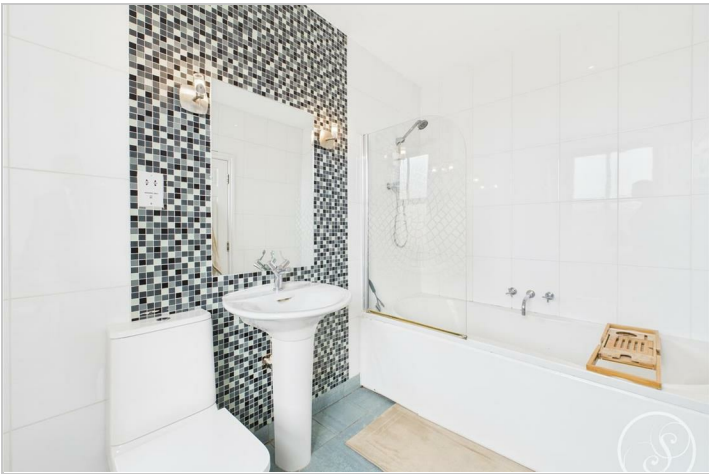
Comprising shower over bath, toilet and sink.

## External

The apartment comes with an allocated parking space.

## Lease

We are advised by the vendor that the property is leasehold with a term of 993 years remaining. The current service charge is approximately £3008 per annum and ground rent is £10 per annum. A buyer is advised to obtain verification from their solicitor or legal advisor. Ground rent included in service charge.



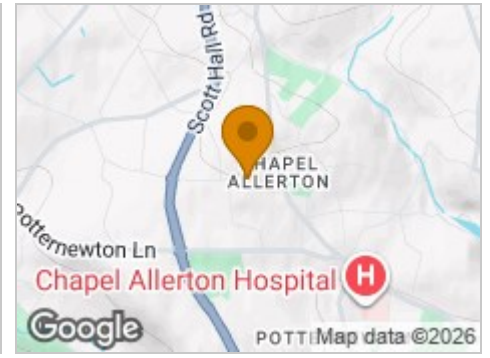
## Road Map



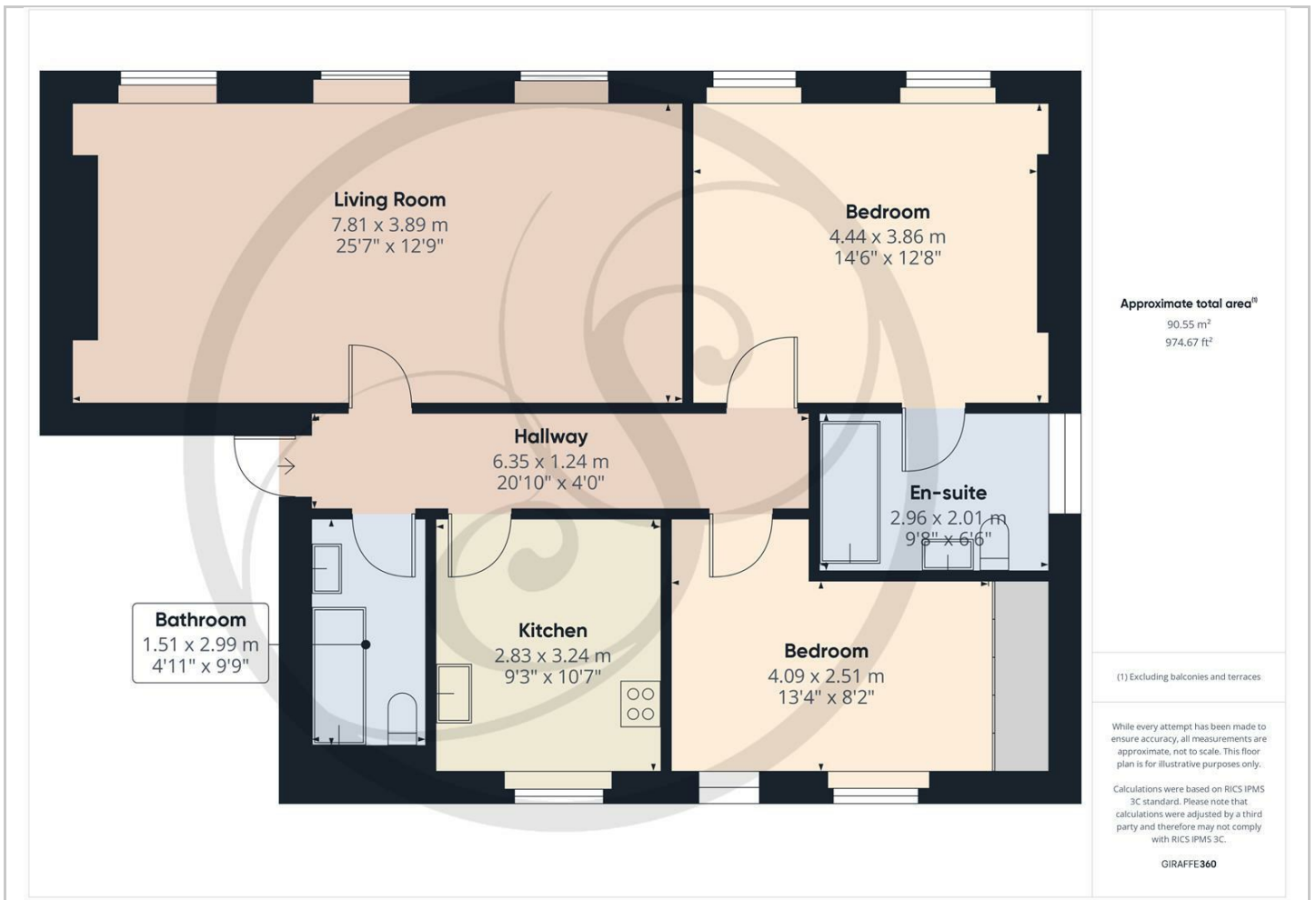
## Hybrid Map



## Terrain Map



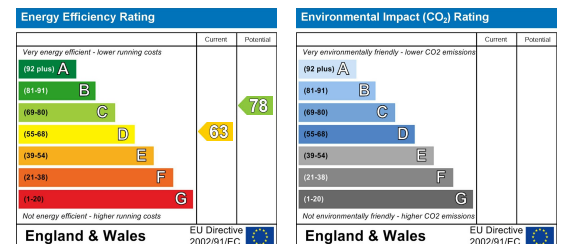
## Floor Plan



## 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.