



Stoneacre
Properties



Webton Court

Allerton Park Leeds, LS7 4SP

£325,000



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Entrance

Entering the property, you're welcomed into the bright and spacious hallway complete with standout feature wooden flooring which runs throughout the majority of the property.

Living room

Superb living room with large window which floods the space with natural light. The room is complete with feature fireplace and double doors leading to the kitchen diner.

Kitchen diner

Modern and unique kitchen made up of wall and base units complete with integrated oven, gas hob with extractor, built in dishwasher, built in washing machine and freestanding fridge freezer. The space boasts ample room for a dining table featuring a tranquil outlook, perfect for relaxing and entertaining.

Bedroom One

Spacious bedroom with feature fireplace, offering access to the en-suite.

En suite

Modern 3-piece en-suite bathroom comprising walk in shower, sink, toilet and heated towel rail.

Bedroom Two

Good sized double bedroom.

Bathroom

Modern 3-piece family bathroom comprising walk in shower, sink, toilet and heated towel rail.

External

Externally, the property benefits from resident

parking and access to beautifully maintained communal grounds. A standout feature of the home are the peaceful green spaces that provide a tranquil setting - ideal for relaxing and enjoying the surrounding nature.

Lease

We are advised by the vendor that the property is leasehold with 120 years remaining from 2001 The current service charge is £3367 per annum and ground rent is £150 per annum. A buyer is advised to obtain verification from their solicitor or legal advisor.

Additional information

All wall mounted storage will be removed from the property upon completion.



Road Map



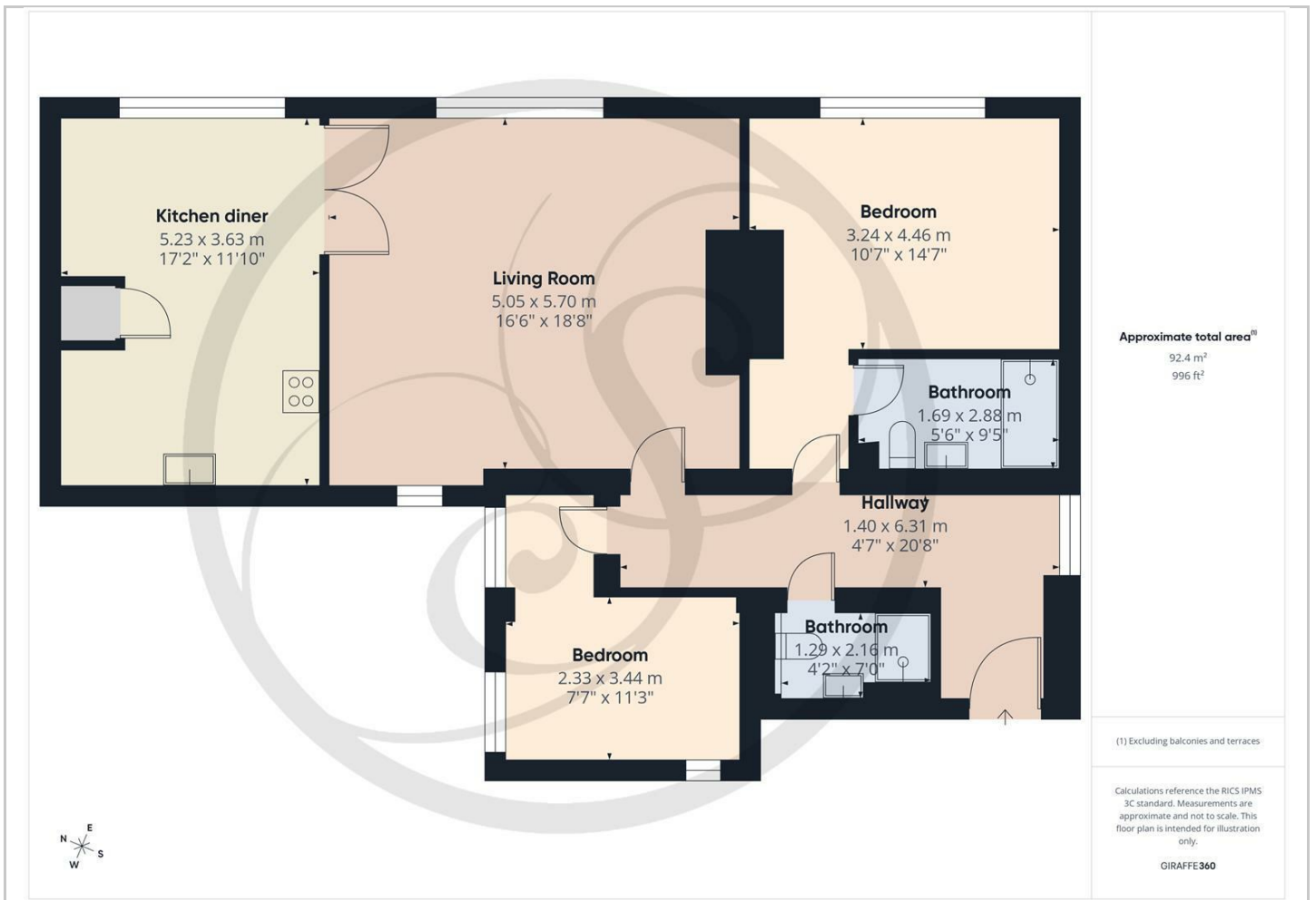
Hybrid Map



Terrain Map



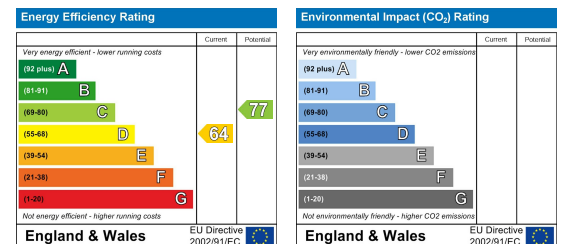
Floor Plan



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.