Stoneacre Properties









Southfield Terrace, Leeds, LS12 1SN

£110,000

*** CHAIN FREE *** IDEAL FIRST TIME PURCHASE OR INVESTMENT *** SUPERB LOCATION *** Stoneacre Properties are delighted to bring to the market this attractive and spacious one-bedroom first-floor apartment, ideally positioned within easy reach of Leeds City Centre. Offering excellent transport connections and a wealth of local amenities nearby, the property is perfectly suited to first-time buyers, young professionals and those looking for a conveniently located city base.

The accommodation is well proportioned throughout and comprises a welcoming living area, a generous double bedroom, fitted kitchen and modern bathroom. Situated within a popular residential location, the apartment offers an appealing blend of space and convenience, making it an excellent opportunity for anyone looking to take their first step onto the property ladder or secure a well-located home close to the city.

COMMUNAL ENTRANCE
Communal door with access to two flats. Stairs lead up to the flat.

HALLWAY
Entering the flat you are welcomed into the hallway which offers access throughout the apartment. Central heating radiator located in the hallway.

KITCHEN 5'9" x 10'3" (1.77 x 3.14)
The kitchen has laminate flooring, fitted storage units, a wash basin with drainer, space for fridge/freezer and washing machine. The boiler is housed in the kitchen. There is a tall window with views of the church and high ceilings.

LIVING ROOM 16'0" x 13'10" (4.88 x 4.24)
The living room has original varnished wooden flooring, a large arched window, tall ceiling with mouldings, and a central heating radiator as well as feature fireplace.

BEDROOM 13'6" x 13'9" (4.12 x 4.2)
The bedroom is laid to carpet and features a large arched window, tall ceilings, and a central heating radiator as well as built in cupboard. Ample space is offered for bedroom furniture.

BATHROOM 5'10" x 6'9" (1.78 x 2.07)
The bathroom is half-tiled and includes a free-standing shower, toilet, wash basin with storage, and a frosted arched window.

LEASE
We are advised by the vendor that the property is leasehold with a term of 999 years with 963 years remaining. The current "service charge" is on an "as agreed basis equally split between the 4 flat owners that make up the property". The ground rent of £50 per annum is not charged. A buyer is advised to obtain verification from their solicitor or legal advisor.

Please note: Freehold - The four flat owners in the building each hold a 25% share of the freehold. This will pass to the new purchaser of the flat.

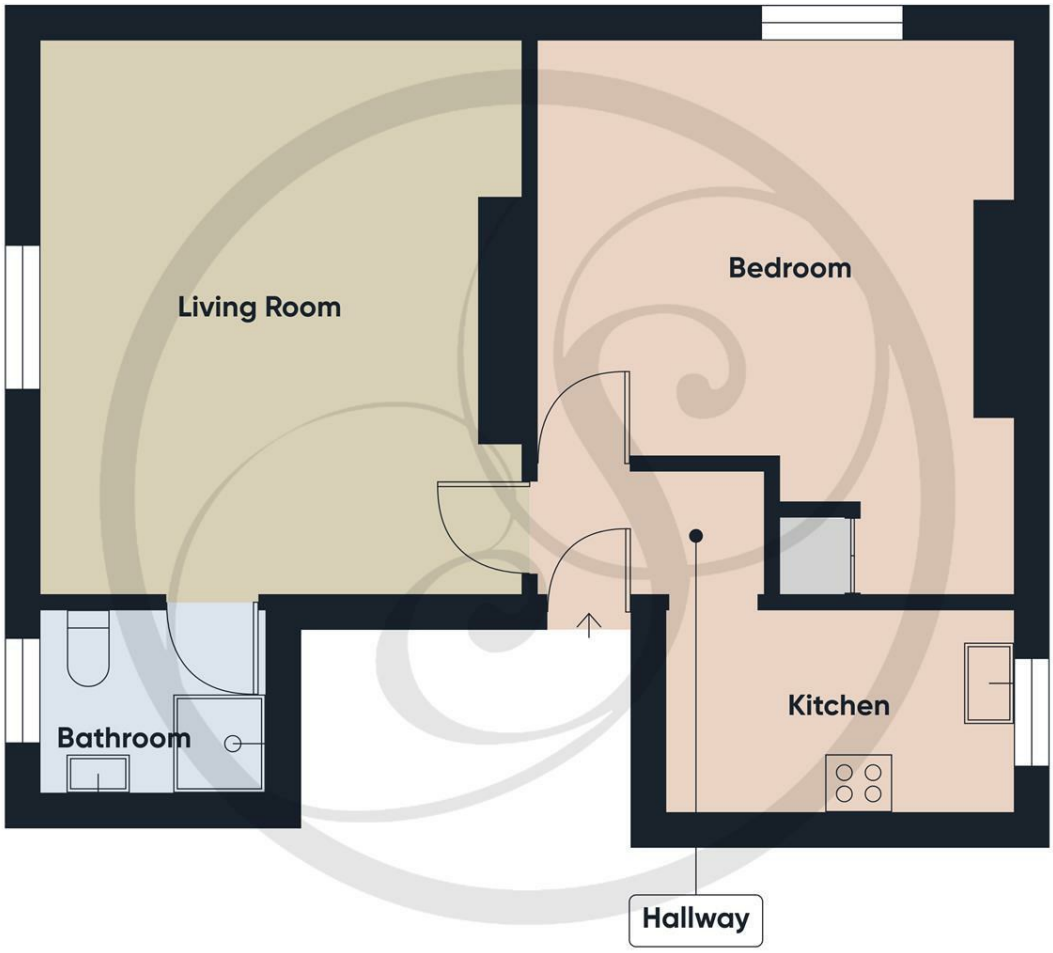








Floor Plan



Approximate total area(1)
54.2 m²
583 ft²

(1) Excluding balconies and terraces

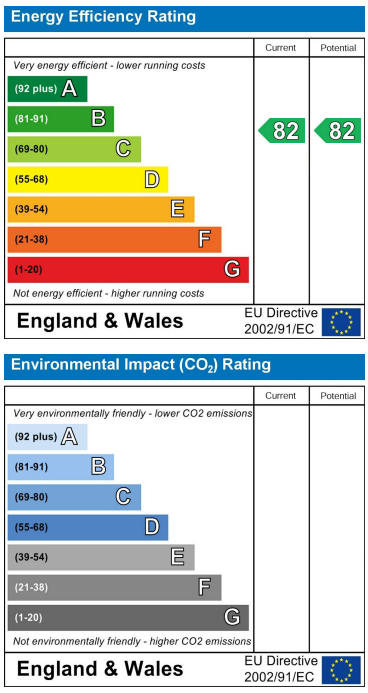
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Area Map



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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