



Stoneacre  
Properties



## Skinner Lane

Leeds, LS7 1BH

25% Shared Ownership £31,250



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### Entrance

Entering the property you are welcomed into the communal entrance where lift and/or stairs lead up to the fifth floor. Upon entering the property you are welcomed into the hallway which offers access throughout the apartment including to a useful utility cupboard housing the washing machine and water tank.

### Living Room

Spacious open plan kitchen/living/dining room offers ample space for seating and formal dining and is complete with a modern fitted kitchen. The kitchen offers ample storage space and includes integrated oven, electric hob with extractor above, and space for fridge/freezer.

### Bedroom 1

Large double bedroom laid to carpet with space for wardrobes and bedroom furniture.

### Bedroom 2

Large double bedroom laid to carpet with space for wardrobes and bedroom furniture.

### Bathroom

Shower over bath, toilet and sink.

### External

The property comes with a permitted parking space which is obtained on a first come first serve basis. There are also multiple communal roof terraces, to nearest to this flat being on the same floor which provides a great space for enjoying the outdoors.

### Lease

We are advised by the vendor that the property is

leasehold with 81 years remaining. The current service charge is approximately £228.45 per month and the ground rent is TBC per annum. There is also a monthly rent of £238.38. A buyer is advised to obtain verification from their solicitor or legal advisor.

### Buying Criteria

You need to prove that you're over 18 and a resident in the UK.

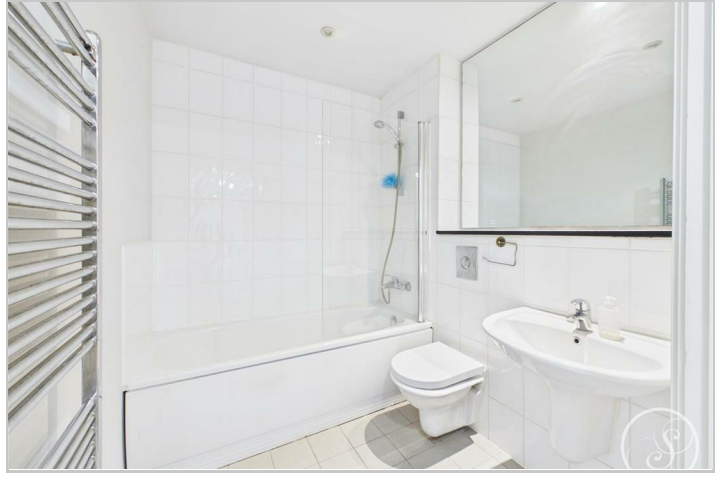
There is a maximum annual household income limit. To be eligible, your household income must be less than £80,000 (that's both yours' and your partners' or friends' income if buying together).

There is no minimum income, but the housing association will check if you can afford a property through an affordability check. You must be able to afford the regular payments for your mortgage, rent and service charge (if applicable).

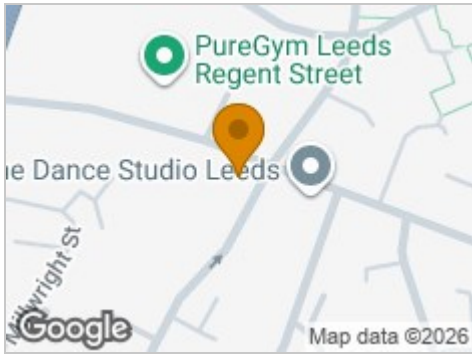
You cannot afford to buy a home on the open market.

You have savings to cover the costs of buying a property such as solicitors' fees, charges and deposits.

For some homes, you may have to show that you already live and work in the area, or have a local connection to the area where you want to buy the home.



## Road Map



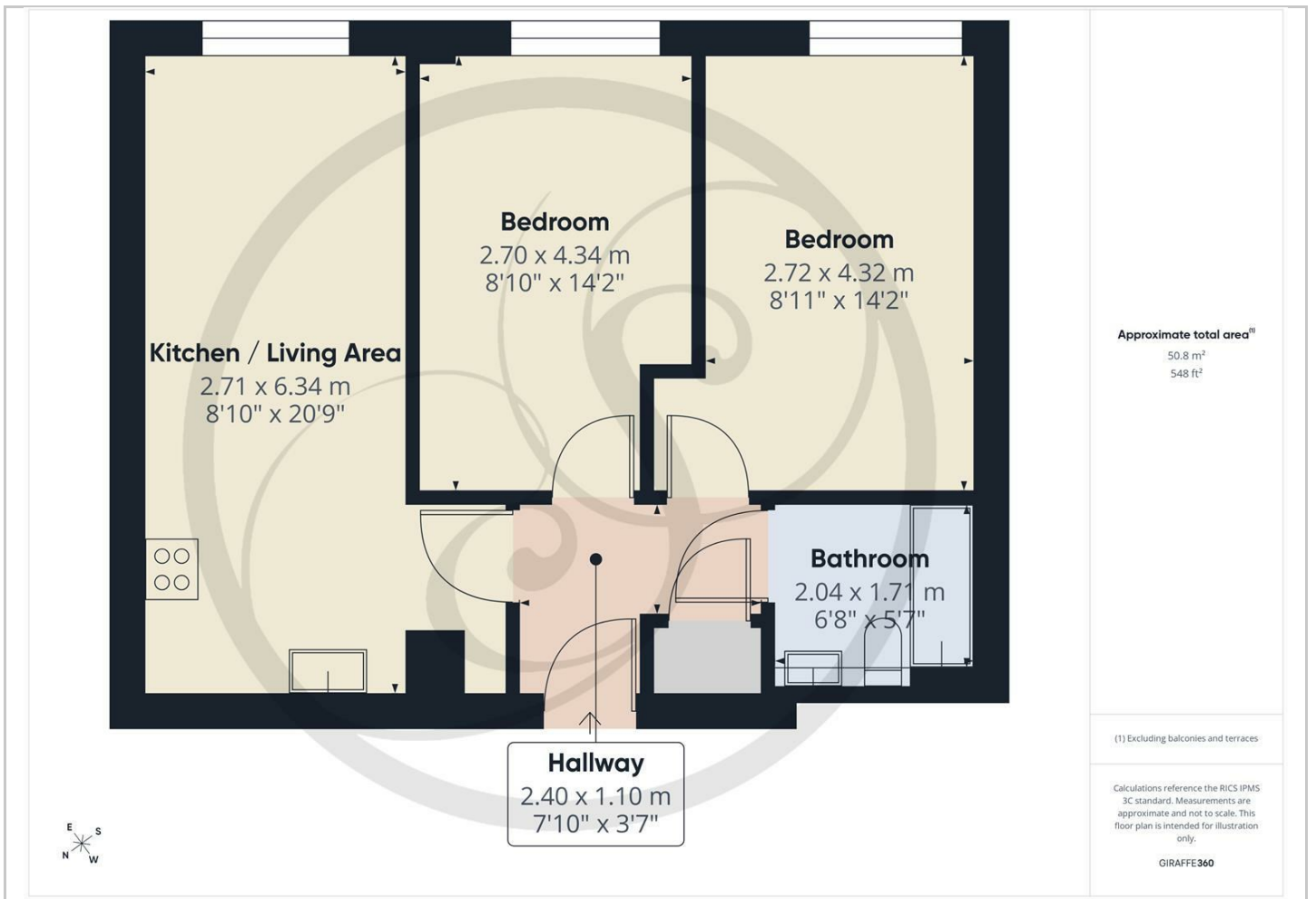
## Hybrid Map



## Terrain Map



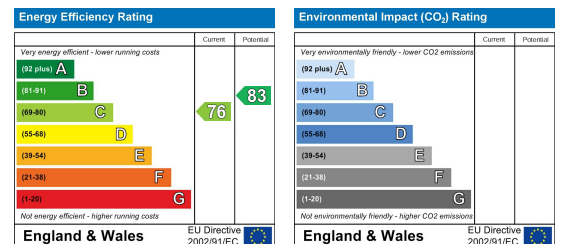
## Floor Plan



## 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.