Stoneacre Properties

Neptune Street

Leeds, LS9 8AN

£280,000

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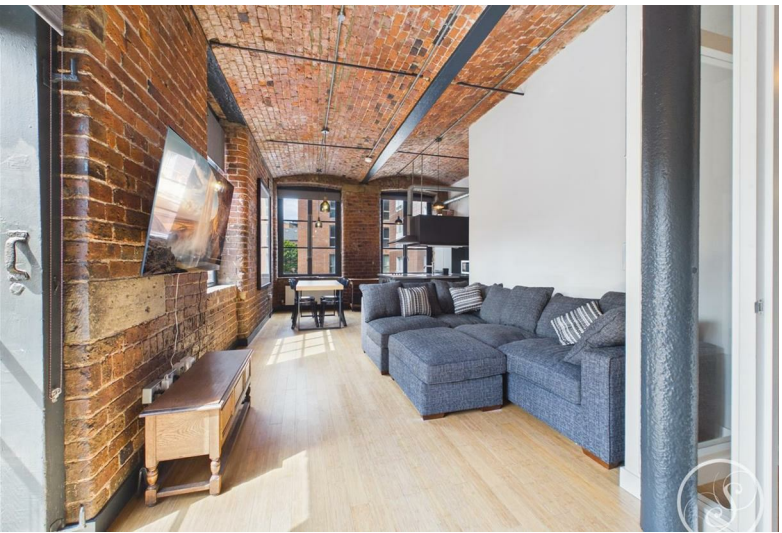

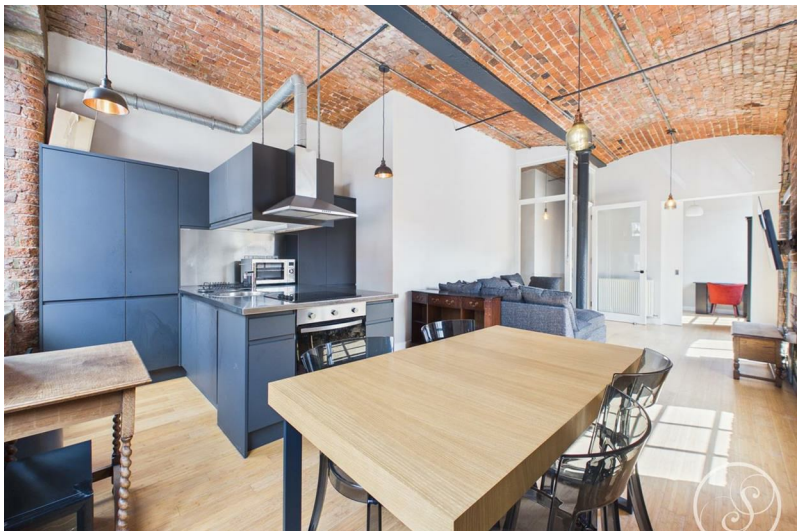

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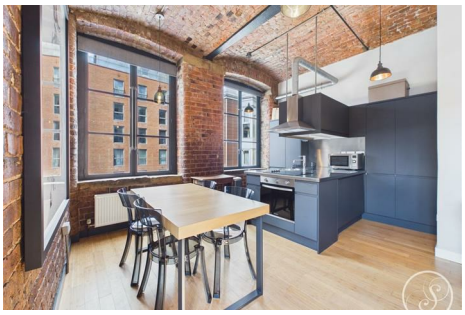
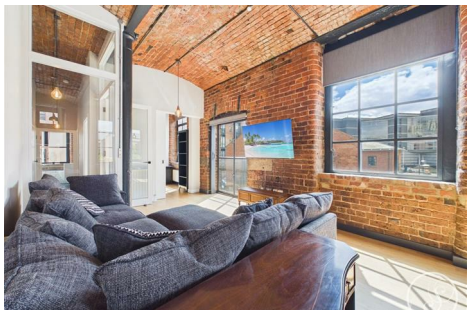
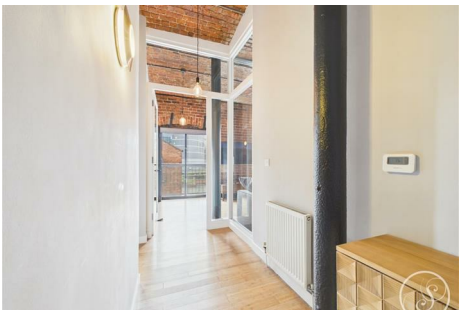






Entrance
The property is entered via an intercom entry system and stairs lead up to the first floor. Entering the property you are welcomed into a spacious entrance hallway which offers access throughout the property.

Kitchen/Living/Diner
This superb open plan living space is full of character with exposed brick work to the wall and ceilings, exposed metal work and the original pillars. Four large windows flood the room with natural light and the upgraded kitchen is complete with integrated under counter fridge and freezer, dishwasher, oven and electric hob with extractor above. There is space for a dedicated dining area as well as ample space for seating.

Bedroom 1
Large double bedroom with exposed brick walls and ceiling. The bedroom comfortably accommodates a double bed.

Bedroom 2 / Study
The second bedroom is complete with built in sliding wardrobes. The room also makes for a good study and a sliding wall opens up the room to the living space if not needed as a private bedroom. It also has a door into the bedroom from the hallway.

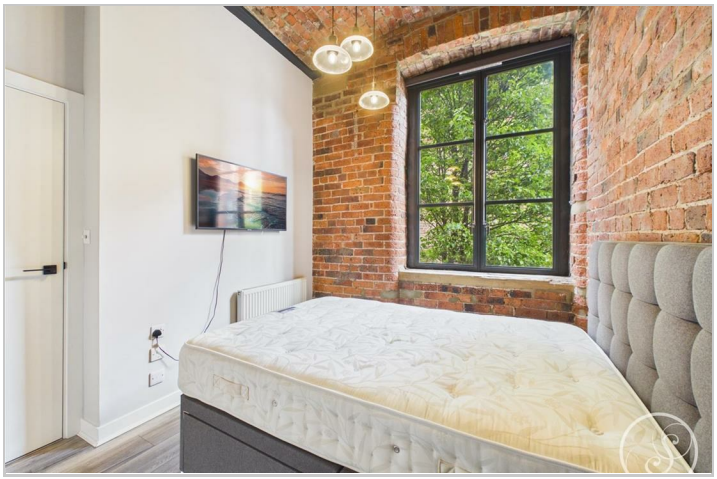
Bathroom
Updated tiled bathroom with walk in shower, toilet and floating vanity sink.

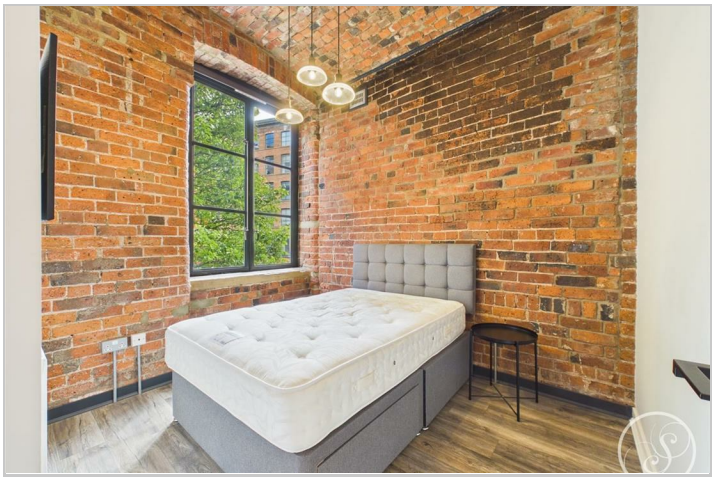
Storage
Accessed from the hallway is a large store cupboard with plumbing for washing machine.

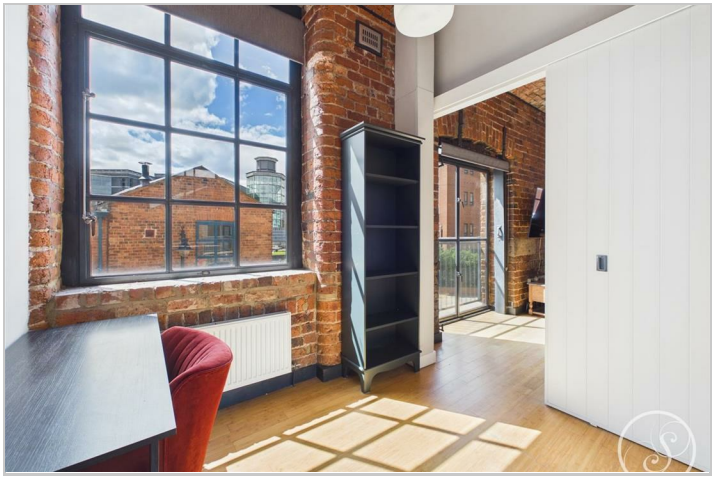
External/Parking
The property comes complete with a secure allocated parking space.

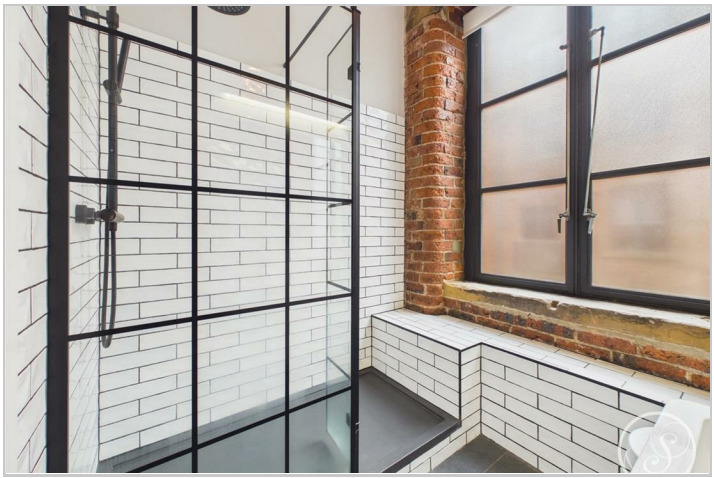
Lease
We are advised by the vendor that the property is leasehold with an original term of 125 years from 2004. The current service charge is £1200 per annum and ground rent is currently £150 per annum. A buyer is advised to obtain verification from their solicitor or legal advisor.

Tel: 0113 237 0999

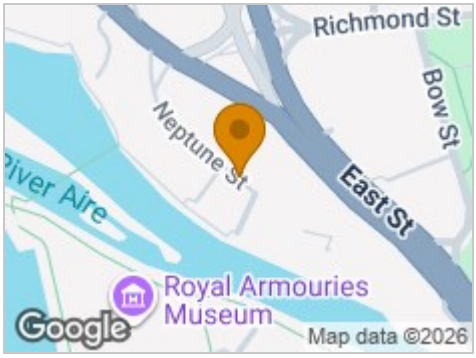








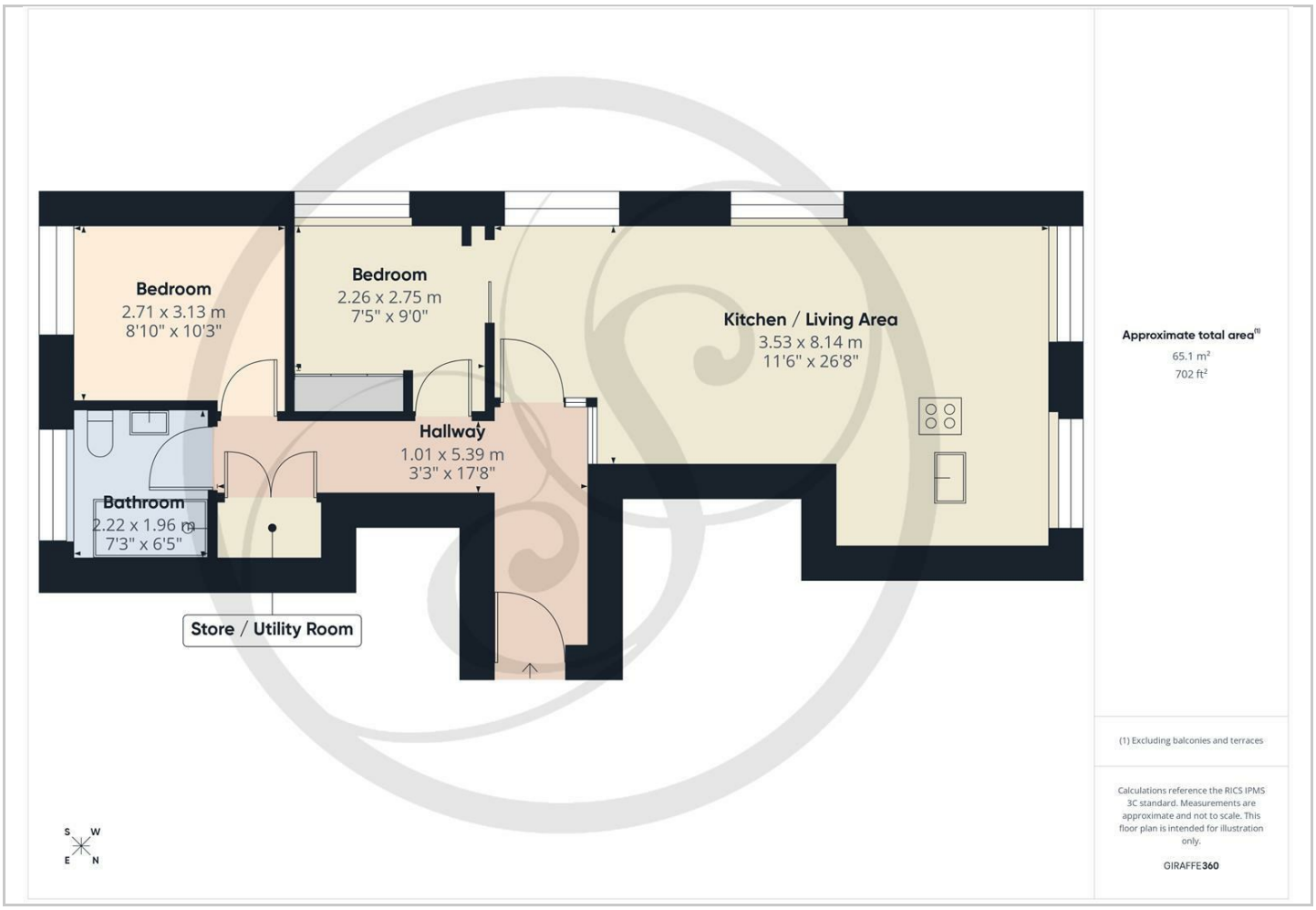
Road Map



Hybrid Map

Terrain Map

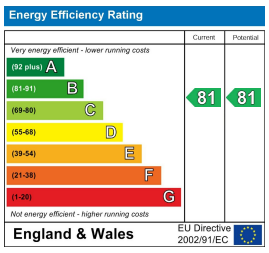
Floor Plan

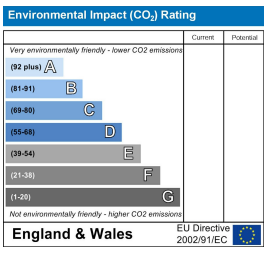


Viewing

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

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