



Stoneacre
Properties



Wensleydale Court

Stainbeck Lane Leeds, LS7 3SA

£175,000



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COMMUNAL ENTRANCE

The block is entered via intercom entry system and the flat is situated on the first floor.

LIVING ROOM

A spacious formal living space is laid to carpet and is flooded with natural light from dual aspect windows overlooking the communal grounds. The room offers space for a seating area as well as a dedicated dining space. The lounge/diner leads to the kitchen and out to the balcony.

KITCHEN

Laminate flooring throughout, fitted units with storage, freestanding stove with extractor fan, fridge/freezer and washing machine are all included in the sale. Large window providing natural light, and tiled splashback.

BEDROOM 1

Laid to carpet, central heating radiator, and a large window allowing plenty of natural light.

BEDROOM 2

Laid to carpet, central heating radiator, and a large window allowing plenty of natural light.

BATHROOM

Fully tiled, featuring a bath with overhead shower, towel radiator, toilet, and wash basin with drainer.

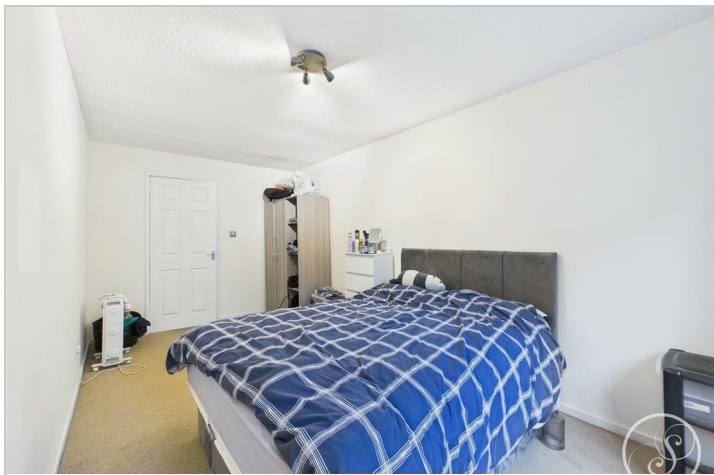
EXTERNAL

Communal gardens surrounding the building, with a car park located at the rear.

LEASE

We are advised by the vendor that the property is

leasehold with an original term of 999 years (approx 956 remaining). The current service charge is approx. £1200 per annum and ground rent is £25 per annum. A buyer is advised to obtain verification from their solicitor or legal advisor.



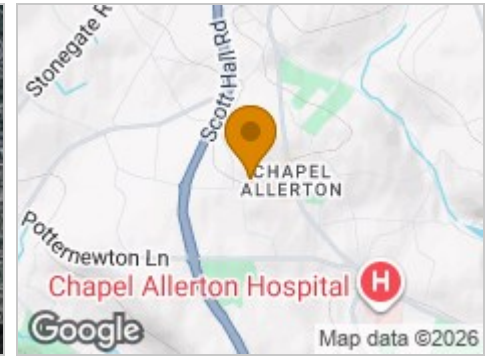
Road Map



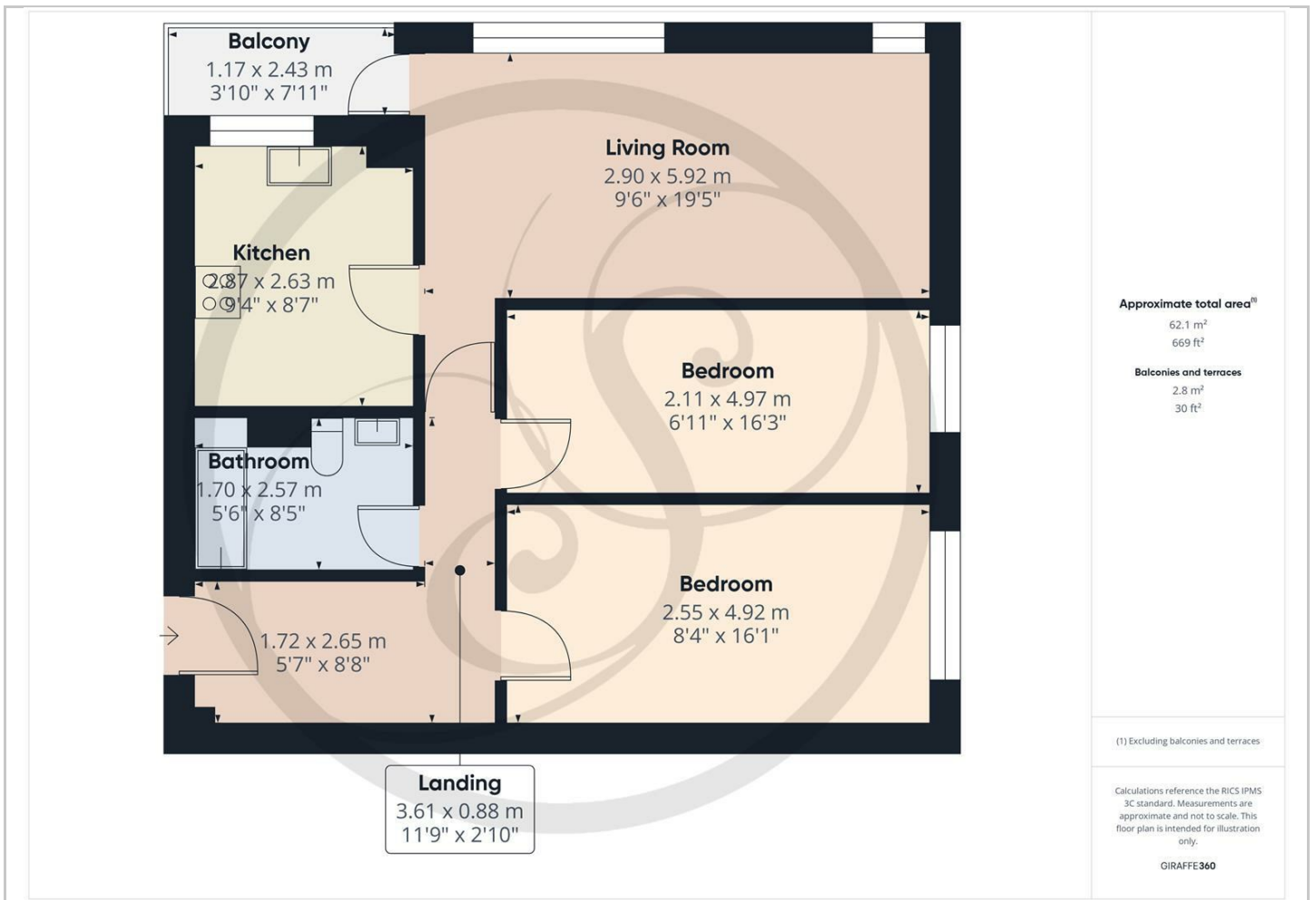
Hybrid Map



Terrain Map



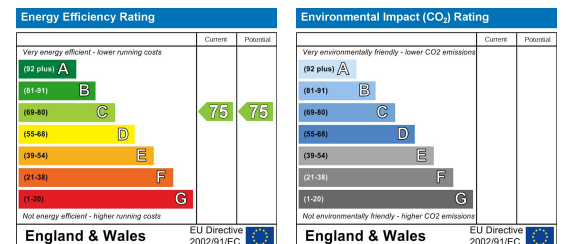
Floor Plan



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.