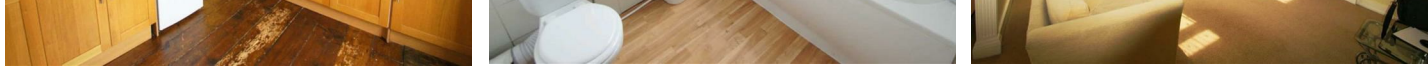




Stoneacre
Properties





Colton Road, Leeds, LS15 9AA

£800 Per Calendar Month

Stoneacre Properties are pleased to offer this three/four bed roomed apartment situated above a commercial premises in this convenient and very popular part of East Leeds. The accommodation briefly comprises: entrance hall with stairs to first floor landing; spacious lounge open to dining area, fitted kitchen, bathroom, main bedroom, stairs leading to second floor landing, a further bright double bedroom, single bedroom; bedroom four or study. Viewings recommended!

AVAILABLE NOW!

LOCATION

The apartment is situated above a commercial premises on Colton Road and can be reached via Selby Road.

ENTRANCE

There is an inner covered yard area leading to the front door.

ENTRANCE HALL

With stairs to first floor.

LOUNGE 13'9" x 13'0" (4.19 x 3.96)

Spacious and bright with two windows to the front of the property, feature fireplace and built-in furniture to the alcoves.

OTHER ANGLE OF LOUNGE

DINING AREA 13'9" x 11'4" (4.19 x 3.45)

Overlooking the front of the property.

KITCHEN 11'8" x 10'10" (3.56 x 3.30)

A good-sized room windows to the side & rear, wooden floor and an ample range of base and wall units with tiled splashbacks. Single drainer sink unit, electric double oven, gas hob, extractor hood and plumbing ready installed for a washing machine.

BEDROOM ONE 18'3" x 10'11" (5.56 x 3.33)

Good sized double with part angled feature ceiling and window enjoying a pleasant roof-top view.

SECOND FLOOR LANDING

BEDROOM TWO 14'7" x 9'2" (4.45 x 2.79)

A bright further double bedroom with window to the side.

BATHROOM

Part tiled with bath (shower over), wc, bidet and sink unit.

BEDROOM THREE 9'4" x 7'5" (2.84 x 2.26)

Single bedroom with ceiling window.

STUDY/BEDROOM FOUR 11'8" x 8'11" (3.56 x 2.72)

Window to side.

TENURE

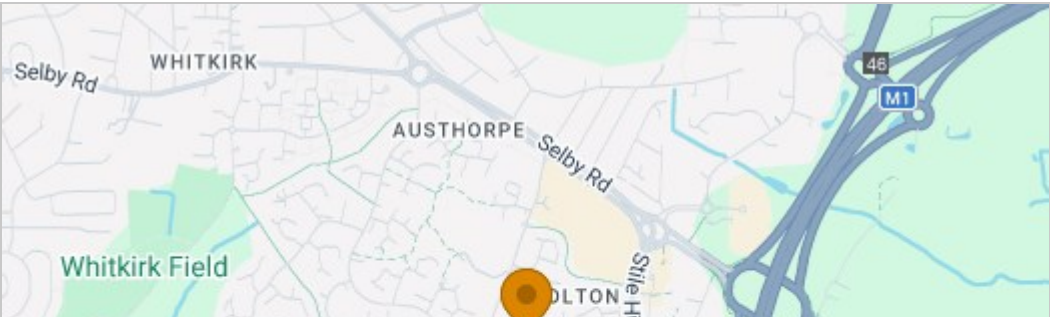
To be advised.

DISCLAIMER

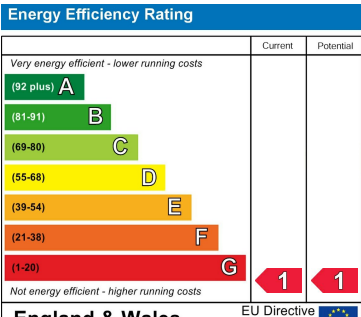
Directors of Stoneacre Properties have a financial interest in this property.

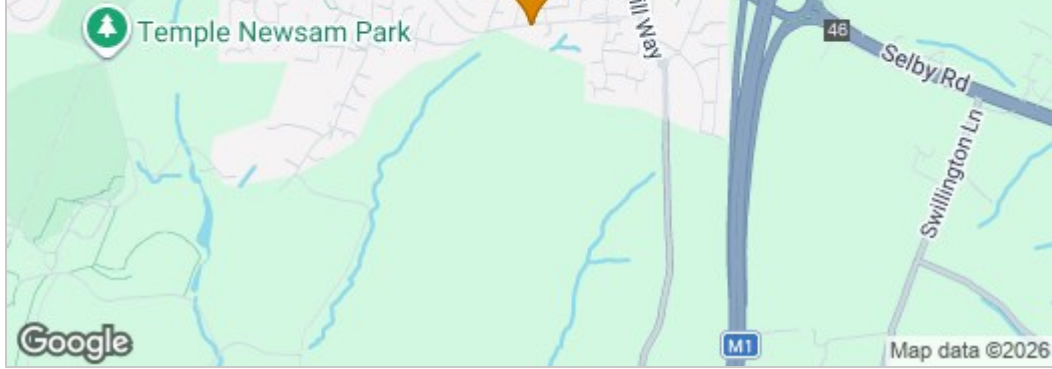
Floor Plan

Area Map



Energy Efficiency Graph





England & Wales		
2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G	1	1
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC

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.

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