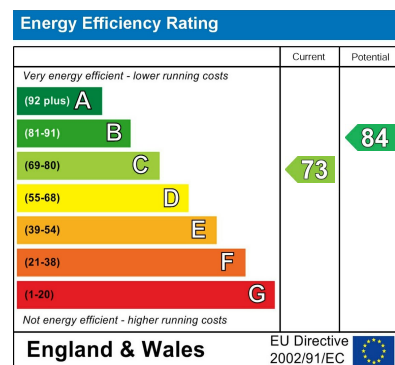
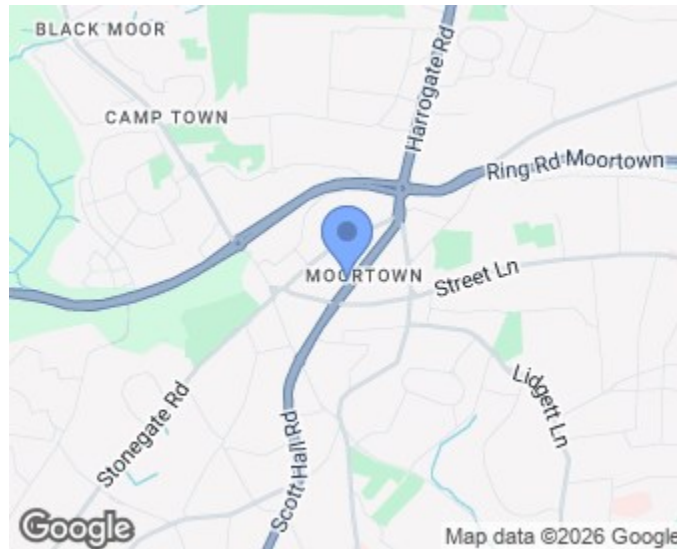




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Sat	0900 - 15:00
Sun	By Appointment

We are also available for out of hours appointments.

The prestigious offices in Chapel Allerton (North Leeds) and Whitkirk (East Leeds) provide residential & commercial sales and lettings, full property management services, all aspects of commercial property, legal services and in-house mortgage advice and financial planning.

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Brackenhurst Place, Moortown, LS17 6WD

£1,100 Per Month

*** 2 DOUBLE BEDROOMS *** OPEN PLAN LIVING SPACE ***

Stoneacre Properties are delighted to be able to offer for sale this well presented first floor apartment, located in the very popular and sought after Brackenhurst Place development. Located just off Scott Hall Road this property is within close proximity to the shops, bars and restaurants Moortown has to offer including the M&S Food Hall and Moor Allerton Shopping Centre, and provides easy access to transport links.

The apartment boasts spacious and open plan living with a large kitchen, dining, and living area with Juliet balcony, two double bedrooms, one with ensuite, and a main bathroom which can be entered through the second bedroom, as well as from the hallway. The property comes with an allocated parking space and well maintained communal grounds. Available September!

- 2-BED 2-BATH APARTMENT
- OPEN PLAN LIVING
- JULIET BALCONY
- GREAT ACCESS TO LOCAL AMENITIES
- EPC - C
- COUNCIL TAX BAND - C
- FURNISHED
- PARKING SPACE
- AVAILABLE SEPTEMBER

Entrance

Intercom entry system provides access to the block, and the property is located on the first floor. The front door of the flat leads in to the entrance hallway which offers access to the lounge/kitchen/diner, both bedrooms, the main bathroom, and storage cupboard.

Kitchen/Living/Diner

Open plan living space with a fitted kitchen comprising integrated oven, electric hob with extractor above, space for slimline dishwasher, washing machine and fridge/freezer. The kitchen offers ample storage space and is complete with breakfast bar seating. The living space offers a dedicated dining area as well as plenty of space for seating. The Juliet balcony opens the room up to the outdoors.

Bedroom 1

Double bedroom with fitted wardrobes and en-suite bathroom.

En-suite

Comprising shower, toilet and sink.

Bedroom 2

Second double bedroom. This bedroom is perfect for a second bedroom, guest bedroom, dressing room, or home office. Access is offered from Bedroom 2 to the main bathroom.

Bathroom

Bathroom comprises bath, toilet, and pedestal sink.

External

Externally, the property comes with one allocated parking space and access to the well maintained communal gardens.

Lease

We are advised by the vendor that the property is leasehold with an original term of 999 years (approx 978 remaining). The current service charge is approx. £2000 per annum and ground rent is £165 per annum. A buyer is advised to obtain verification from their solicitor or legal advisor.

