



**Stoneacre**  
Properties



**York Road, Leeds, LS9 6TA**  
**£120,000**

\*\*\* 2-BED FLAT IN EXCELLENT CONDITION \*\*\* MODERN FINISH \*\*\* INVESTMENT OPPORTUNITY SOLD WITH SITTING TENANT \*\*\*

Stoneacre Properties are delighted to offer for sale this well-presented two double bedroom apartment within the popular Abode development. Flat 10, situated on the first floor, is in excellent condition throughout, finished to a good modern standard and ready to move straight into.

The apartment comprises a spacious open plan lounge/kitchen, two generously sized double bedrooms, and a stylish fully tiled bathroom with shower over bath. The quality of finish sets this flat apart from others in the development, making it a standout choice for investors.

Located on York Road, the property benefits from excellent transport links and is just a short drive from Leeds City Centre, with a wide range of shops, restaurants, and local amenities nearby.

### ENTRANCE HALL/HALLWAY

The entrance hall offers a welcoming approach to the apartment, featuring laminate flooring, a useful storage cupboard, and a central heating radiator. The space also benefits from an intercom system and tall ceilings, adding both practicality and a sense of openness.

### KITCHEN/LIVING ROOM

An open plan kitchen and living area with laminate flooring in the kitchen and carpet in the living space. The kitchen includes a wooden counter with storage, wash basin and drainer, and an induction hob with extractor fan. The living area has two large windows and a central heating radiator.

### BEDROOM 1

A large double bedroom laid to carpet, a large window, tall ceiling, and a central heating radiator.

### BEDROOM 2

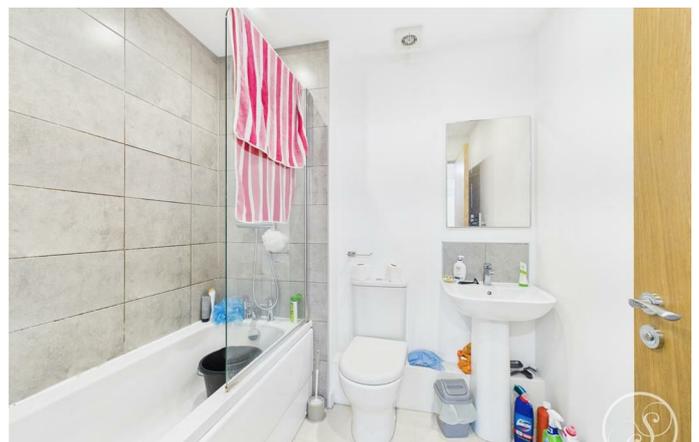
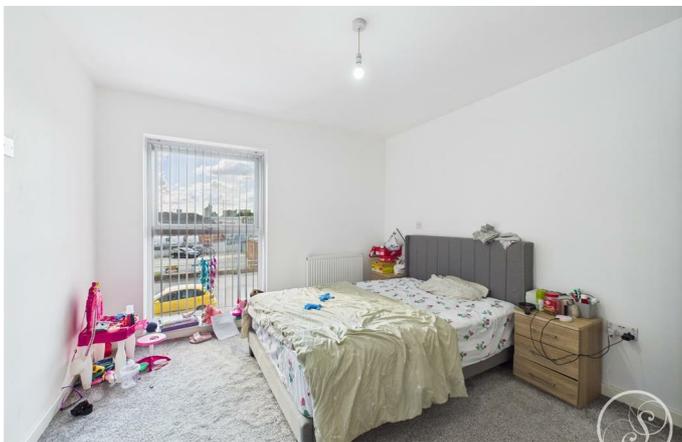
A double bedroom laid to carpet, a large window, tall ceiling, and a central heating radiator.

### EXTERNAL

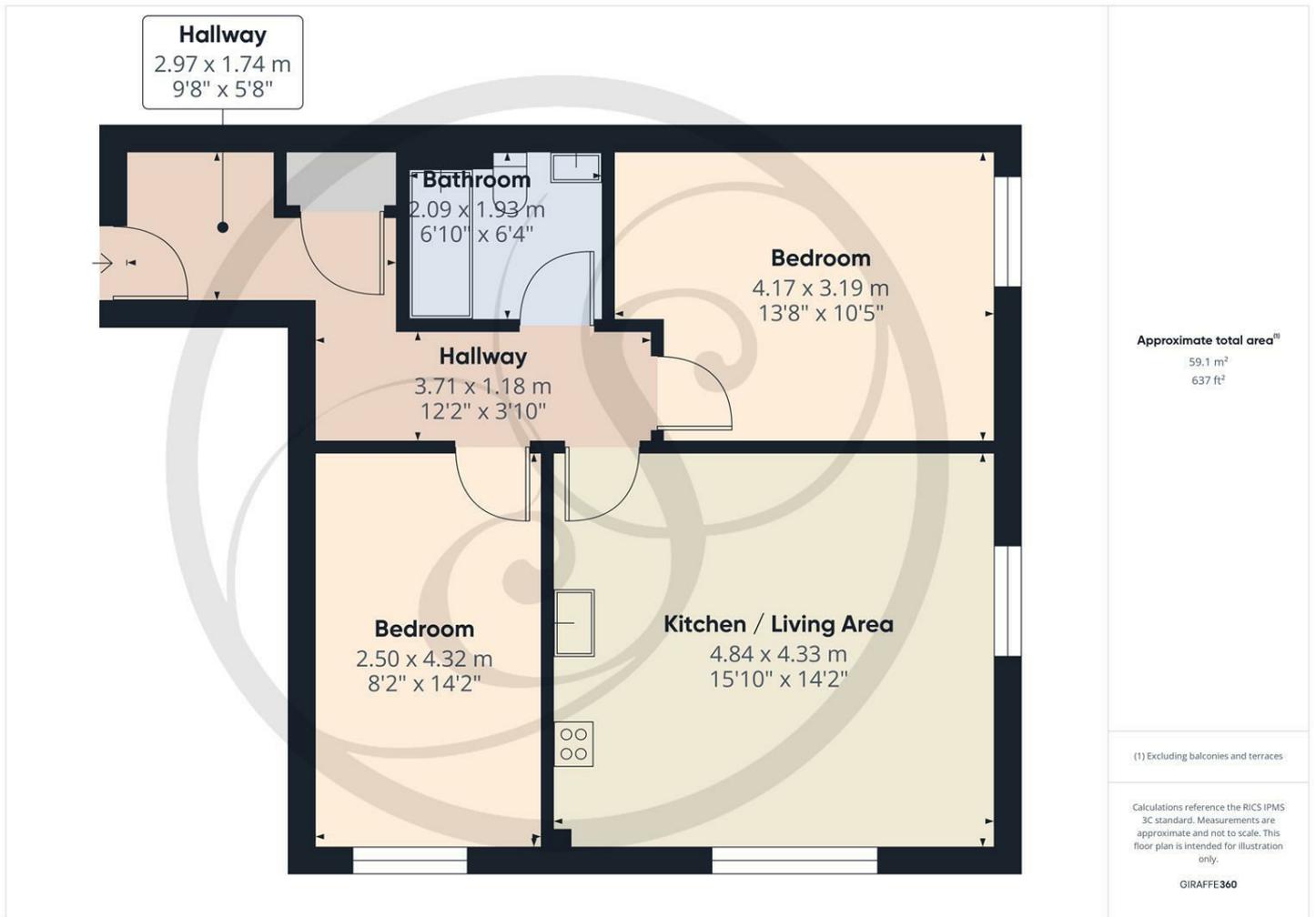
The property benefits from a communal entrance with an intercom system, car parking, and well-maintained communal grounds.

### LEASE

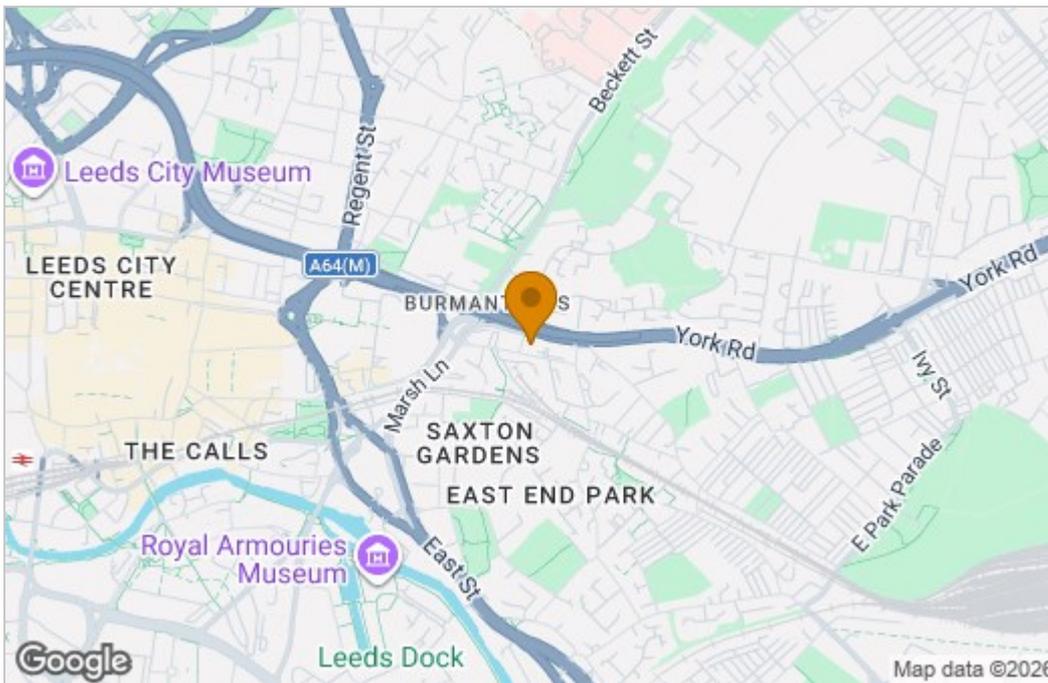
We are advised by the vendor that the property is leasehold with a remaining term of 244 years approximately. The current service charge is £1,992 per annum and ground rent £250 per annum. A buyer is advised to obtain verification from their solicitor or legal advisor.



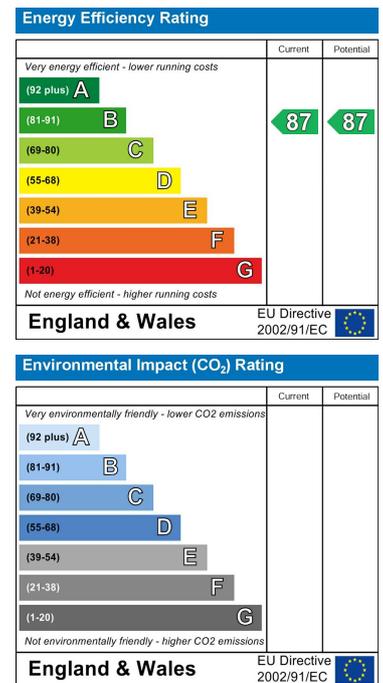
## Floor Plan



## Area Map



## 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.

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