



Stoneacre
Properties



North Park Avenue

Leeds, LS8 1HS

£195,000



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Entrance

Communal entrance with intercom entry system. The flat is situated to the ground floor and upon entering you are welcomed into the hallway where you will find a useful cupboard ideal for storing coats and shoes. The hallway offers access throughout the property. To the far end of the hallway, next to bedroom 2 is a further store cupboard. In the communal entrance, opposite the flat door is a communal store cupboard which can be used if needed.

Lounge/Diner

Bright and airy lounge/diner is flooded from natural light from the large bay window. Ample space is offered for seating as well as a formal dining space.

Kitchen

Modern kitchen made up of white wall and base units with integrated oven, electric hob with extractor above, sink with drainer, with space for washing machine and undermounted fridge and freezer.

Bedroom 1

Large double bedroom with wardrobes and space for additional bedroom furniture.

Bedroom 2

Second spacious bedroom is also ideal as a home office.

Bathroom

Part tiled bathroom with large walk in shower, sink, toilet and wall mounted cupboard with mirror.

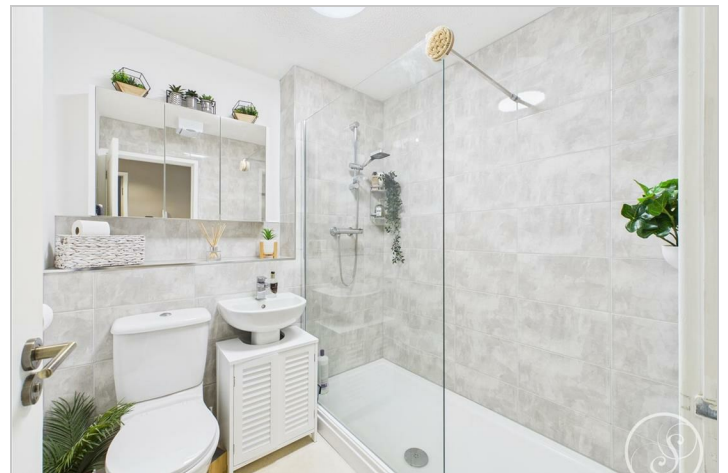
External

To the front and rear you will find well maintained

communal grounds. Parking is to the rear of the building where you will also find your own private garage which offers an abundance of space for storage, there is no power to the garage.

Lease

We are advised by the vendor that the property is leasehold with an original term of 959 years remaining. The current service charge is £125 per month and ground rent is £0 per annum. A buyer is advised to obtain verification from their solicitor or legal advisor.



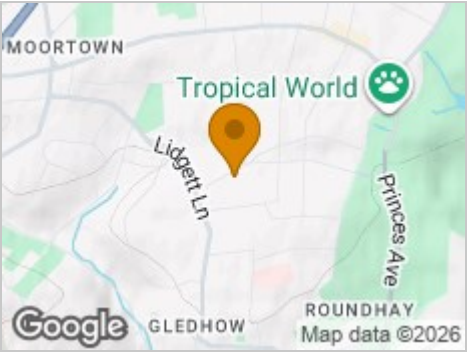
Road Map



Hybrid Map



Terrain Map



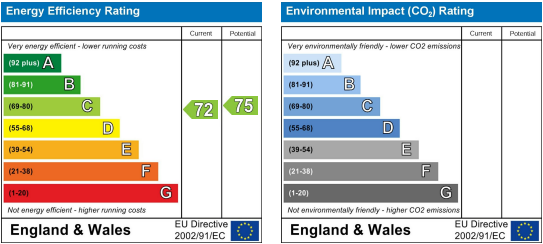
Floor Plan



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