



Stoneacre  
Properties



## 2 Leylands Road

Leeds, LS2 7JS

£97,500



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**\*\*\* LEEDS CITY CENTRE FLAT \*\*\* RARE TO MARKET 2-BED CITISPACE APARTMENT \*\*\* NOW EWS1 COMPLIANT \*\*\* CAN BE SOLD WITH VACANT POSSESSION ALSO IDEAL FOR INVESTORS \*\*\*** Stoneacre Properties are delighted to offer to the sales market a spacious two double bedroom flat at the Citispace development. The property comprises two double bedrooms, open plan kitchen/diner, separate lounge and shower room. On site launderette. Viewings on this property are highly recommended to avoid disappointment!

The property is currently let out at £700 PCM.

## Communal Entrance

Secure entry system, postboxes with lift to 2nd floor apartment entrance.

## Kitchen/Diner

Wood strip laminate flooring, wall mounted electric heater, double glazed floor to ceiling windows with sliding door and Juliette balcony. Kitchenette comprising stainless steel sink, two ring electric hob, oven and space for fridge.

## Lounge

Second reception room dedicated to a sitting room again with double glazed floor to ceiling windows with sliding door and Juliette balcony.

## Bedroom 1

Wood strip laminate flooring, built in open wardrobe.

## Bedroom 2

Wood strip laminate flooring, built in open wardrobe.

## Bathroom

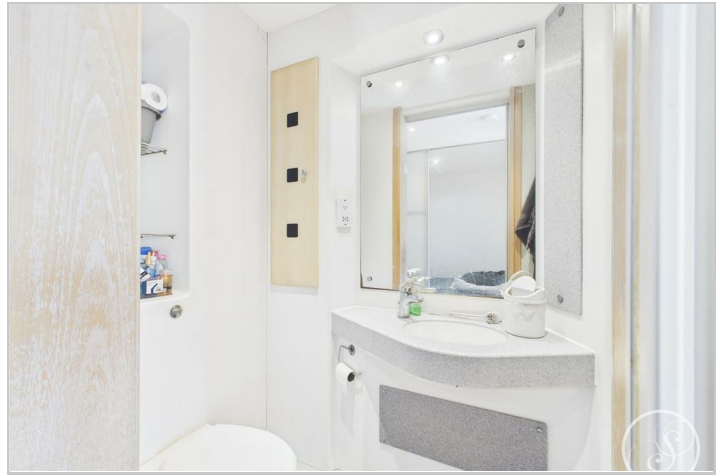
Shower room comprising W.C, wash hand basin and shower cubicle.

## Tenancy

The property is to be sold as a tenanted investment, with the current tenancy being an AST with rent of £700pcm. Further information is available upon request.

## Lease

We are advised the property is leasehold with a term of 125 years from 2004. The current service charge is approximately £927.73 per 6 months and the ground rent is £250 per annum. A buyer is advised to obtain verification from their solicitor or legal advisor.



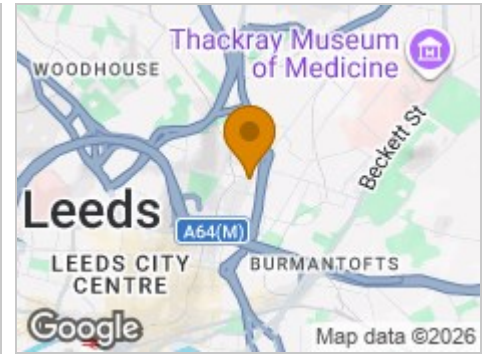
## Road Map



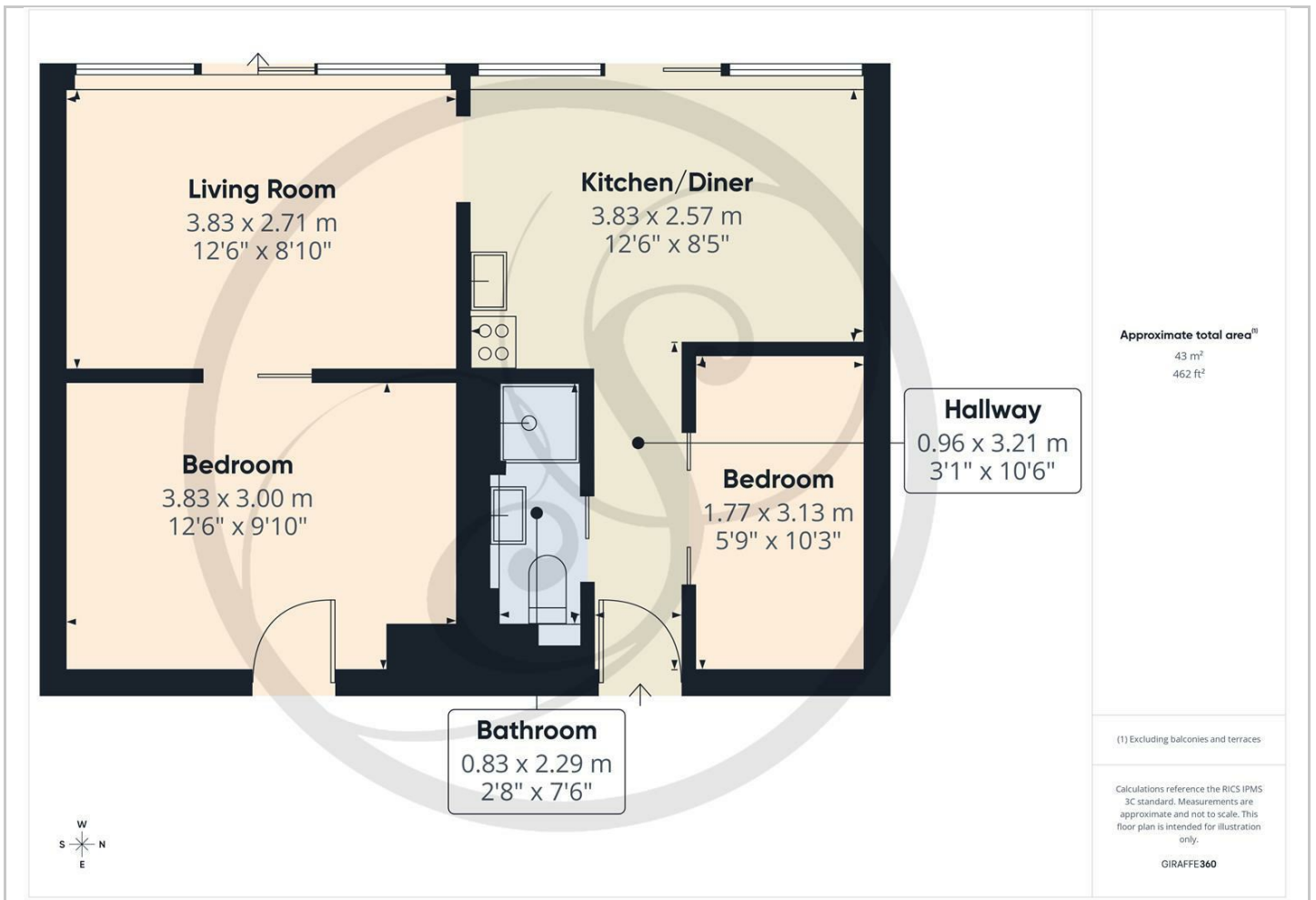
## Hybrid Map



## Terrain Map



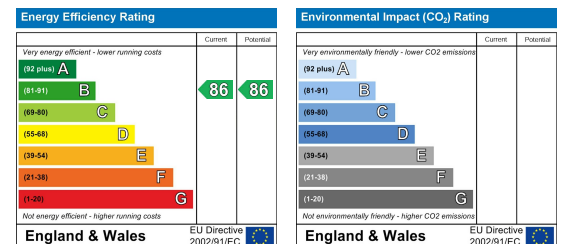
## Floor Plan



## 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.