



Garden Flat Street Lane, Leeds LS8 2ET

welcome to

Garden Flat Street Lane, Leeds

In the highly sought-after location of Street Lane, this two-bedroom ground-floor flat offers modern accommodation throughout. The property benefits from a private garage providing off-street parking, along with a spacious, beautifully maintained shared garden.



Garden Flat, Street Lane

Entrance Hall

Bedroom One

A double bedroom featuring front double-glazed bay windows and a fitted radiator. This room also benefits from built-in cupboard space with double doors and is finished with ceiling spotlights and laminate flooring.

Lounge

A well-sized lounge featuring two fitted radiators, a large double glazed window and French doors that open out to a beautifully presented shared garden. The space flows naturally into the kitchen, yet still feels distinct due to the layout. The room is finished with laminate flooring.

Kitchen

The kitchen features a range of wall and base units with an integrated oven and hob, as well as space for under-counter appliances. Tiled splashbacks complete the room.

Bedroom Two

A double room featuring a double-glazed window and a fitted radiator. The room includes a built-in cupboard with double doors, along with a separate utility room housing the boiler and offering ample space to accommodate both a washing machine and tumble dryer.

Shower Room

A stylish, fully tiled bathroom showcasing a walk-in shower with dual shower heads — including a waterfall feature — alongside a sleek wall-hung basin and toilet, complemented by ceiling spotlights and an extractor fan.

External

The property benefits from an allocated garage providing a dedicated parking space, along with a beautifully maintained shared garden. This stunning outdoor area is laid to lawn and bordered by mature trees, creating an attractive and peaceful setting.

Agent Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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welcome to

Garden Flat Street Lane, Leeds

- GROUND FLOOR FLAT
- TWO BEDROOMS
- ALLOCATED GARAGE
- SHARED GARDEN WHICH IS BEAUTIFULLY PRESENTED
- HIGHLY SOUGHT AFTER LOCATION

Tenure: Leasehold EPC Rating: C

Council Tax Band: B Service Charge: 600.00

Ground Rent: 75.00

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 1999. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£210,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
OAK108398 - 0005

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