



Stoneacre  
Properties



## Edgbaston Walk

Leeds, LS17 7ND

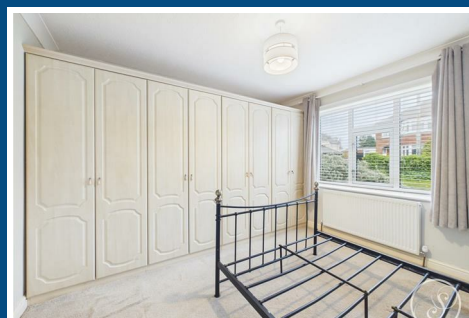
Offers In The Region Of £205,000



# Edgbaston Walk

Leeds, LS17 7ND

## Offers In The Region Of £205,000



**\*\*\* GROUND FLOOR APARTMENT \*\*\* GARAGE  
\*\*\* PRIVATE GARDEN TO THE REAR \*\*\* SOLD  
CHAIN FREE \*\*\*** Welcome to this charming ground floor flat located on Edgbaston Walk in the desirable area of Alwoodley, Leeds. This delightful two-bedroom apartment offers a perfect blend of comfort and convenience, making it an ideal choice for first-time buyers, small families, or those looking to downsize.

Upon entering, you will find a welcoming reception room that provides a warm and inviting space for relaxation and entertaining. The flat features two well-proportioned bedrooms, each offering ample natural light and space for furnishings. The bathroom is conveniently located, ensuring ease of access for all residents.

One of the standout features of this property is the spacious private garden to the rear, which presents an excellent opportunity for outdoor enjoyment, whether it be for gardening, hosting summer barbecues, or simply unwinding in a tranquil setting. Additionally, the garage, easily accessed from the rear door, provides valuable storage space.

Situated in a great location within Alwoodley, this flat benefits from a peaceful residential atmosphere while still being close to local amenities, parks, and excellent transport links. The property is sold chain free, allowing for a smooth and efficient purchase process.

This flat is a wonderful opportunity to secure a lovely home in a sought-after area. Do not miss your chance to view this property and experience all it has to offer.

### Entrance

The property is entered via its own private front door which leads in to the hallway offering access throughout the apartment. There are two useful storage cupboards in the hallway.

### Living Room

Spacious living room with ample space for seating and a feature fireplace.

### Kitchen

Modern kitchen made up of wall and base units offering plenty of storage with freestanding oven / hob with extractor above, space for washing machine, and sink with drainer. Rear door leads out to the private garden and provides direct access to the garage.

### Bedroom 1

Large double bedroom with built in wardrobes.

### Bedroom 2

Second double bedroom with space for bedroom furniture.

### Bathroom

Part tiled bathroom with shower over bath, toilet and sink.

### External

The property boasts a spacious private rear garden and a private garage with manual up and over door.

### Lease

We are advised the property is leasehold with a term of 125 years from 2001. The current service charge is approximately £360 per annum and the ground rent is peppercorn. A buyer is advised to obtain verification from their solicitor or legal advisor.

Tel: 0113 237 0999



## Road Map



## Hybrid Map



## Terrain Map



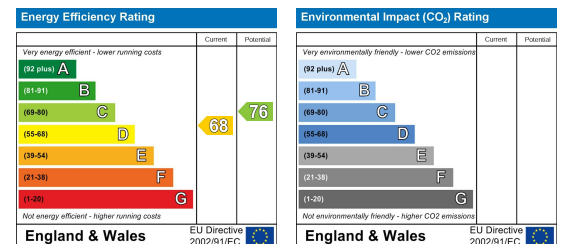
## Floor Plan



## 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.