



**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.



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## 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: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For 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 - 0004

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