



Stoneacre  
Properties



## West Park Drive East

Leeds, LS8 2EF

£145,000



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## Entrance

Communal entrance with fob entry and intercom system. The flat is situated to the ground floor. Entering the apartment you are welcomed into the entrance hallway which offers access throughout the property.

## Lounge

Large formal lounge is flooded with natural light offering ample space for seating. The room is laid to carpet.

## Kitchen

Modern kitchen made up of wall and base units providing an abundance of storage space including a large pantry cupboard. The kitchen offers space for freestanding fridge/freezer, washing machine, and is complete with integrated oven, electric hob with extractor above and stainless steel sink with drainer.

## Bedroom 1

The first of two double bedrooms offer plenty of space for a double / king size bed as well as bedroom furniture.

## Bedroom 2

Second double bedroom laid to carpet.

## Bathroom

Modern suite with shower over bath, toilet and sink.

## External

Lawned communal grounds to the rear where you will find a washing line for your property. There is also a private storage unit to the rear of the building.

## Lease

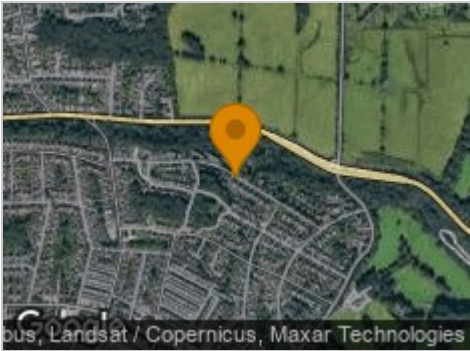
We are advised the property is leasehold with 125 years from 1990. The current service charge is £494 and the ground rent is included in the service charge. A buyer is advised to obtain verification from their solicitor or legal advisor.



Road Map



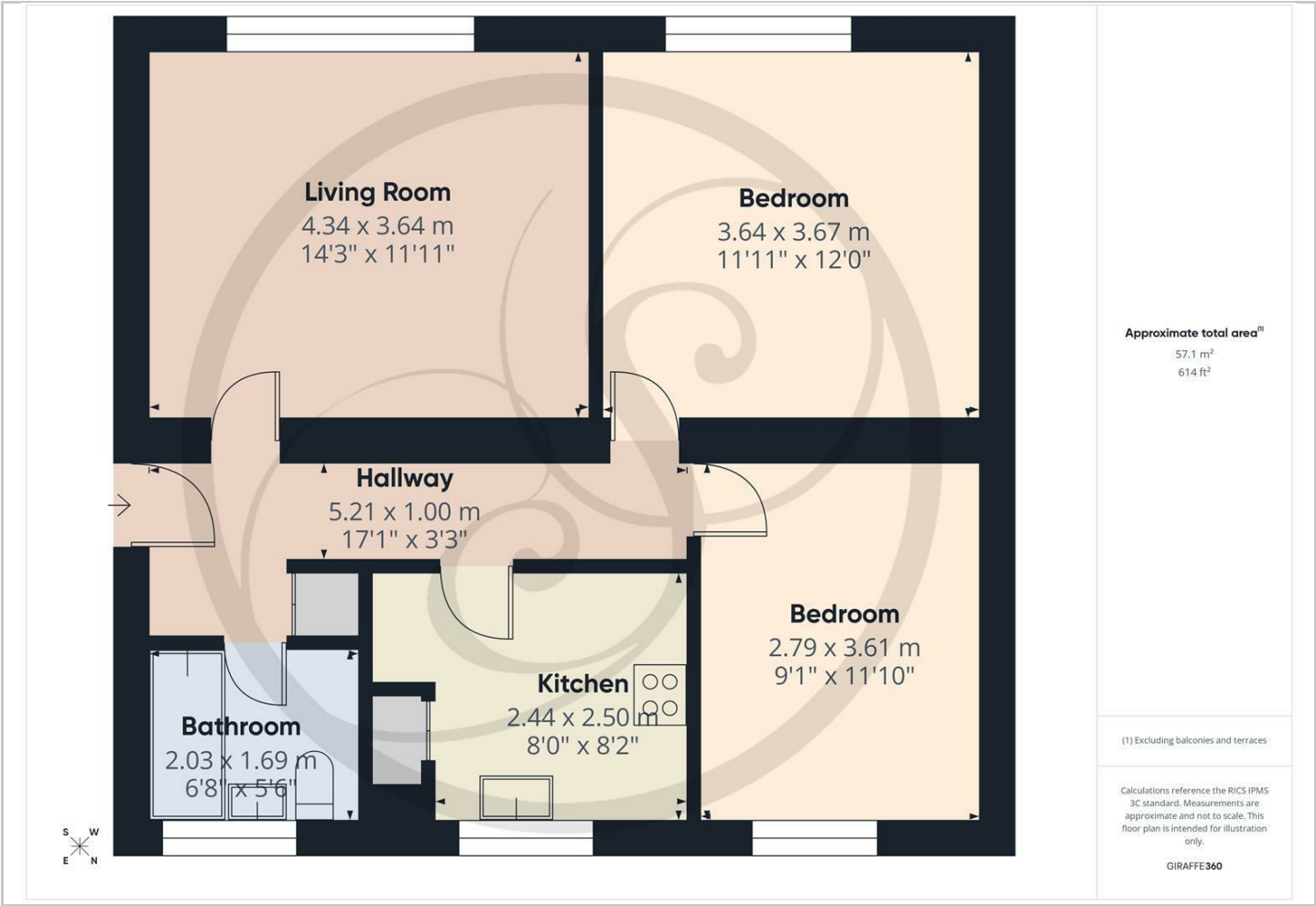
Hybrid Map



Terrain Map



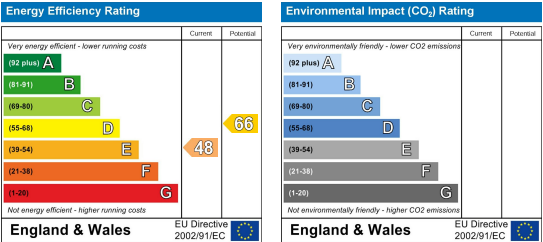
Floor Plan



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.