



Stoneacre  
Properties



## 100A High Ash Drive

Leeds, LS17 8RE

£235,000



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## Entrance

The property is entered via a private entrance to flat 3 and 4 and stairs lead up to the front door. Entering the property you are welcomed in the hallway which offers access throughout the apartment including to a store cupboard and to the loft via loft hatch.

## Living Room

Large living room offers ample space for seating. The room is bright and airy and boasts a Juliet balcony and a feature wall with wood paneling.

## Kitchen/Diner

Open plan kitchen diner offers space for a formal dining table. The modern kitchen is made up white shaker style wall and base units and is complete with integrated oven, gas hob with extractor above, fridge/freezer, and washing machine.

## Bedroom 1

Spacious primary bedroom is laid to carpet with built in wardrobes and is complete with en-suite bathroom.

## En-suite

Comprising walk in shower, toilet and floating vanity sink.

## Bedroom 2

Second double bedroom with built in wardrobe. The room is laid to carpet.

## Bathroom

Shower over bath, toilet and sink.

## External

Externally, the property comes complete with a secure external store cupboard as well as a secure allocated parking space behind electric gates.

## Lease

We are advised by the vendor that the property is leasehold with a term of 170 years from 2018. The current service charge is approximately £2300 per annum and this includes the ground rent. A buyer is advised to obtain verification from their solicitor or legal advisor.



## Road Map



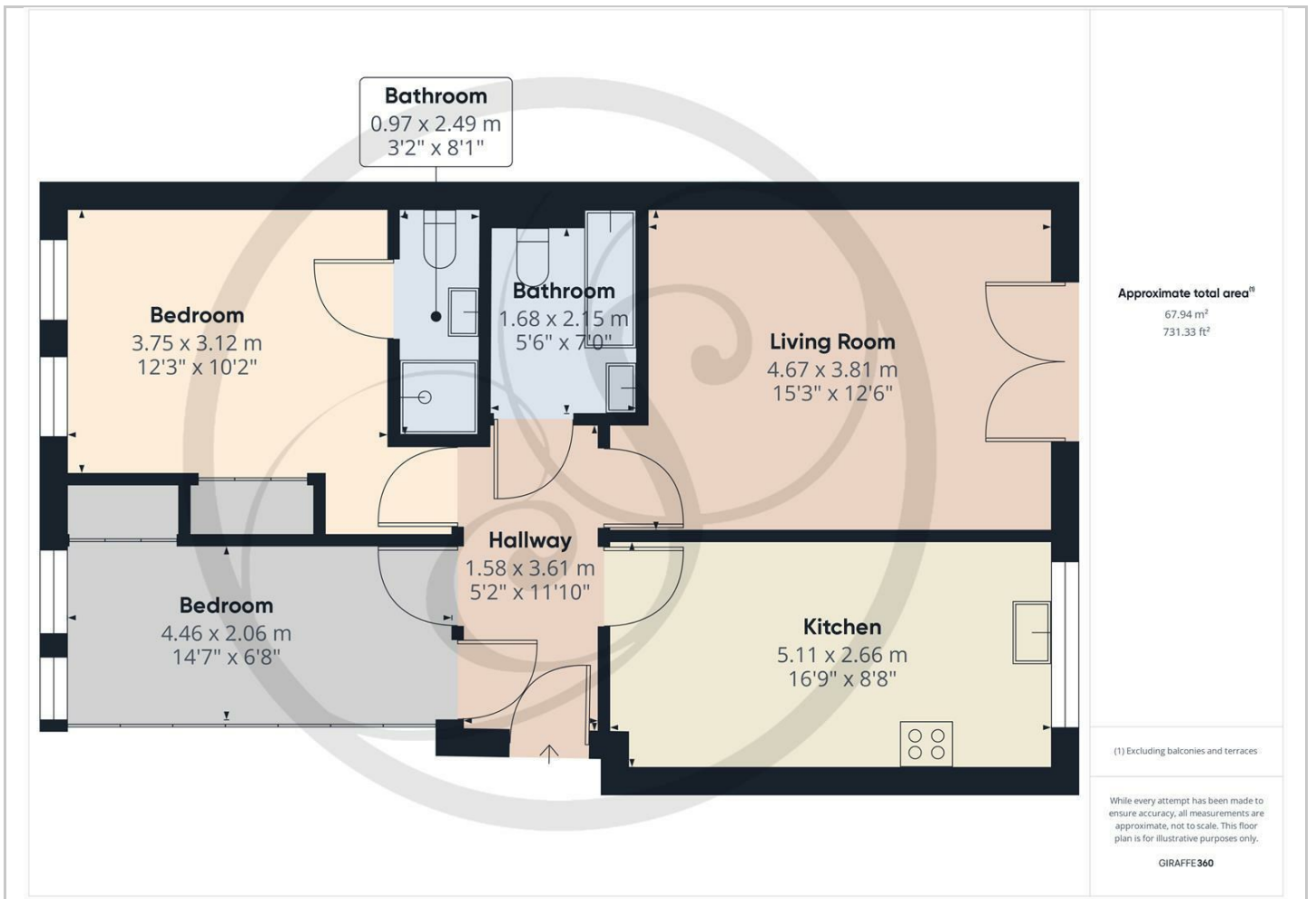
## Hybrid Map



## Terrain Map



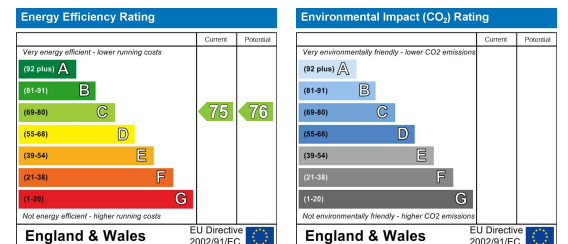
## Floor Plan



## 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



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