



Stoneacre  
Properties



## Lane End Court

Alwoodley Leeds, LS17 7RL

£145,000



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## Entrance

Intercom entry system provides access to the communal stair well where stairs lead to the first floor. Entering the apartment you are welcomed into the entrance hallway which offers access throughout the apartment as well as to three spacious storage cupboards.

## Lounge/Diner

Spacious formal lounge is laid to carpet and boasts dual aspect windows as well as ample space for seating and a dining table.

## Kitchen

Modern kitchen made up of wall and base units offers ample storage space and includes integrated oven, gas hob with extractor above, fridge, freezer, as well as a washing machine.

## Bedroom 1

Double bedroom laid to carpet overlooks the communal gardens and boasts fitted wardrobes.

## Bedroom 2

Second double bedroom.

## Bathroom

Tiled bathroom with shower over bath, toilet and sink.

## External

The property comes with parking and well maintained communal grounds.

## Garage

The property comes with its own private garage with up and over door, a great external storage space.

## Lease

We are advised by the vendor that the property is leasehold with an original term of 141 years remaining. The current service charge is £1800 per annum and ground rent is £30 per annum. A buyer is advised to obtain verification from their solicitor or legal advisor.



## Road Map



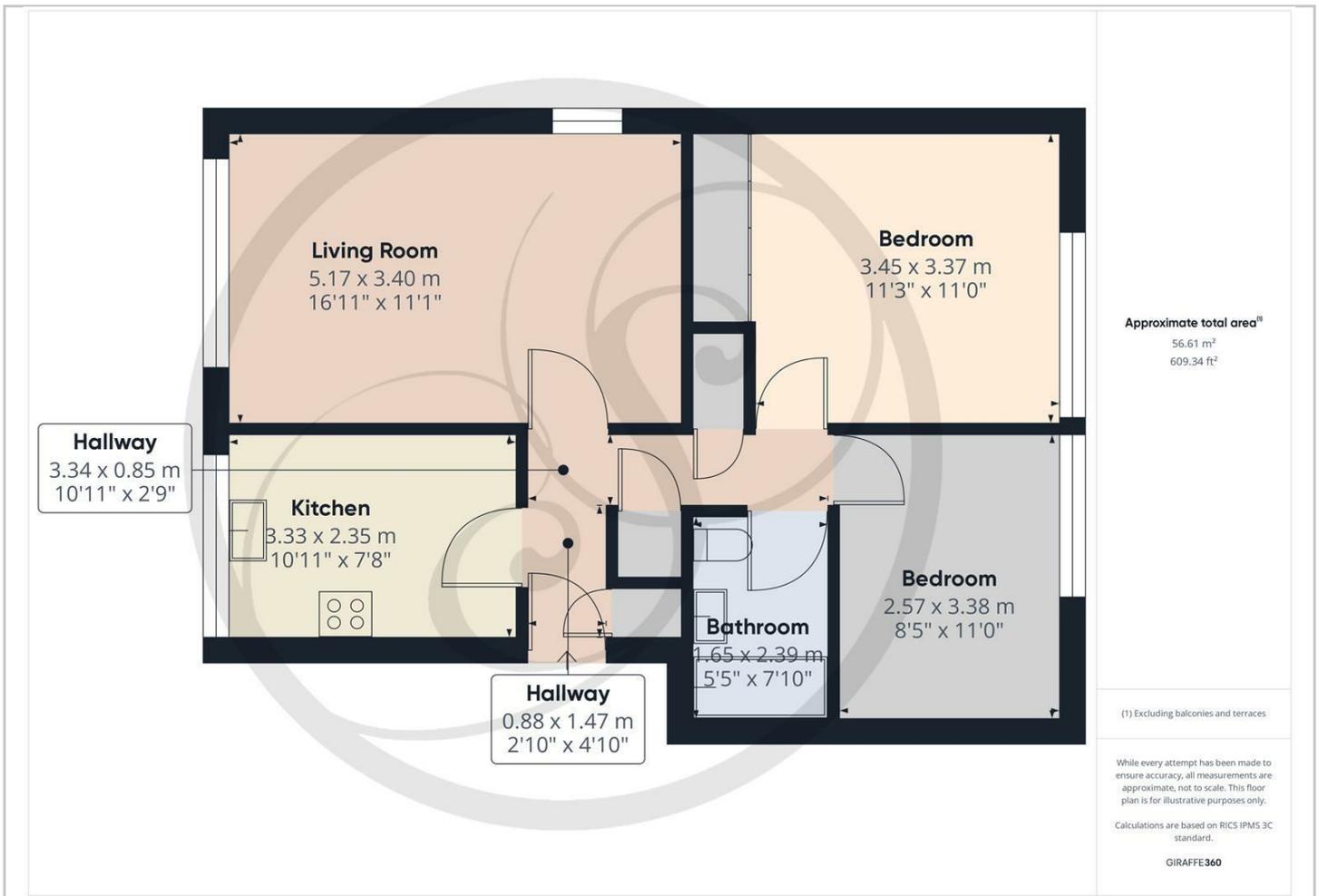
## Hybrid Map



## Terrain Map



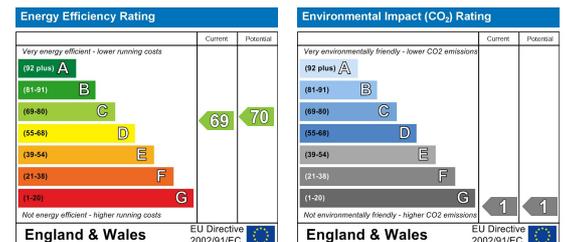
## Floor Plan



## 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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