



50C Street Lane, Leeds, LS8 2ET

Offers in excess of £150,000

Goodmove are delighted to present this beautifully appointed one-bedroom top-floor apartment, forming part of an elegant converted Victorian terrace.

The accommodation comprises a welcoming communal entrance leading to a private entrance hall with staircase to the apartment. The property boasts a spacious open-plan living and kitchen area, thoughtfully designed to offer both style and practicality. The contemporary fitted kitchen comes complete with integrated appliances, including a washing machine, fridge freezer, electric touch-control hob and oven.

The generous double bedroom provides a comfortable and tranquil retreat, while the modern house bathroom features a classic white suite with a shower over the bath. The apartment further benefits from double glazing throughout.

Ideally situated in the heart of the highly sought-after Street Lane, the property enjoys an enviable location with an excellent selection of independent cafés, stylish bars, restaurants and boutique shops right on the doorstep. The beautiful Roundhay Park is within easy walking distance, offering acres of green space and leisure facilities. Excellent public transport links provide convenient access to Leeds City Centre and the surrounding areas.

On-street parking is available.

The property has been attractively priced to promote a quick sale and would invite all buyers in a position to proceed to view. Please call for more information.



Disclaimer

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER GOODMOVE NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.

Leasehold Information

Term : 999 years from 1/1/1999
Parties : (1) Estate Management 57 Limited
(2) Alan O'Neill
Share of free hold

This information is provided by the vendor and should be verified during the conveyancing process.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		



Ground Floor 4320 Park Approach, Thorpe Park, Leeds, LS15 8GB
Tel: 0113 892 1166
sales@goodmove.co.uk
www.goodmove.co.uk