



Stoneacre
Properties



Southfield Terrace, Leeds, LS12 1SN
£115,000

Stoneacre Properties are delighted to present this spacious one-bedroom first floor apartment, ideally located close to Leeds City Centre. The property benefits from excellent transport links and easy access to a variety of local amenities, making it an ideal choice for professionals, commuters, or first-time buyers.

Inside, the apartment offers a bright and generously proportioned living area, a double bedroom, a fitted kitchen, and a modern bathroom. Set within a popular residential area, this property combines comfort with convenience, providing an excellent opportunity to secure a well-located home in a sought-after part of Leeds.

COMMUNAL ENTRANCE

Communal door with access to two flats. Stairs lead up to the flat.

HALLWAY

Entering the flat you are welcomed into the hallway which offers access throughout the apartment. Central heating radiator located in the hallway.

KITCHEN 5'9" x 10'3" (1.77 x 3.14)

The kitchen has laminate flooring, fitted storage units, a wash basin with drainer, space for fridge/freezer and washing machine. The boiler is housed in the kitchen. There is a tall window with views of the church and high ceilings.

LIVING ROOM 16'0" x 13'10" (4.88 x 4.24)

The living room has wooden flooring, a large arched window, tall ceiling with mouldings, and a central heating radiator as well as feature fireplace.

BEDROOM 13'6" x 13'9" (4.12 x 4.2)

The bedroom is laid to carpet and features a large window, tall ceilings, and a central heating radiator as well as built in cupboard. Ample space is offered for bedroom furniture.

BATHROOM 5'10" x 6'9" (1.78 x 2.07)

The bathroom is half-tiled and includes a free-standing shower, toilet, wash basin with storage, and a frosted window.

LEASE

We are advised by the vendor that the property is leasehold with a term of 999 years with 963 years remaining. The current "service charge" is on an "as agreed basis equally split between the 4 flat owners that make up the property". The ground rent is £50 per annum. A buyer is advised to obtain verification from their solicitor or legal advisor.

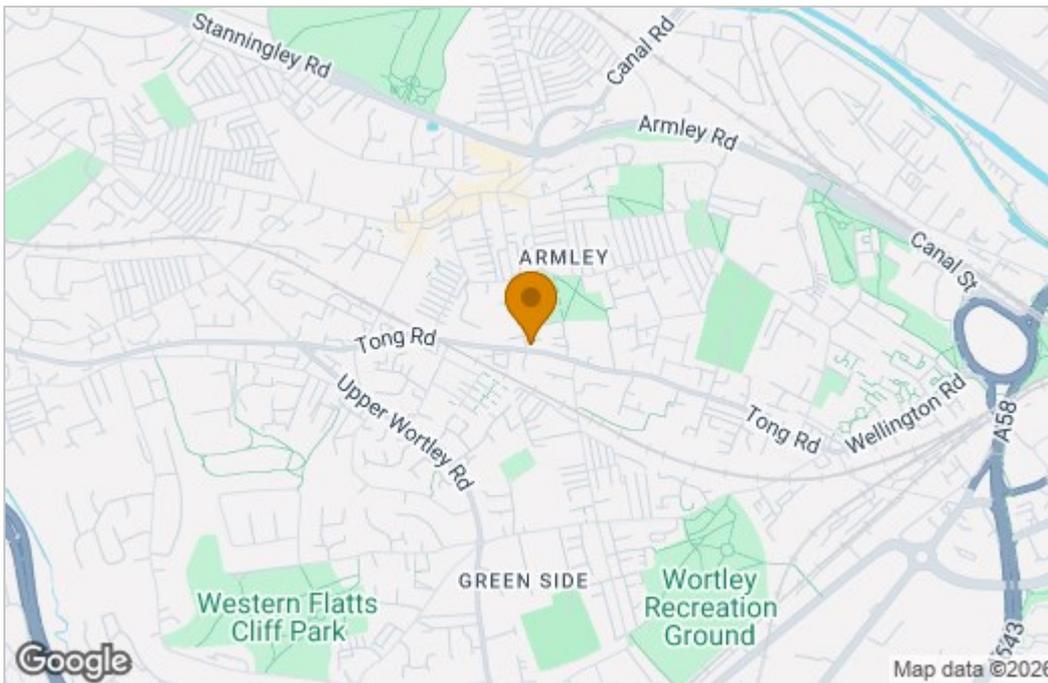
Please note: Freehold - The four flat owners in the building each hold a 25% share of the freehold. This will pass to the new purchaser of the flat.



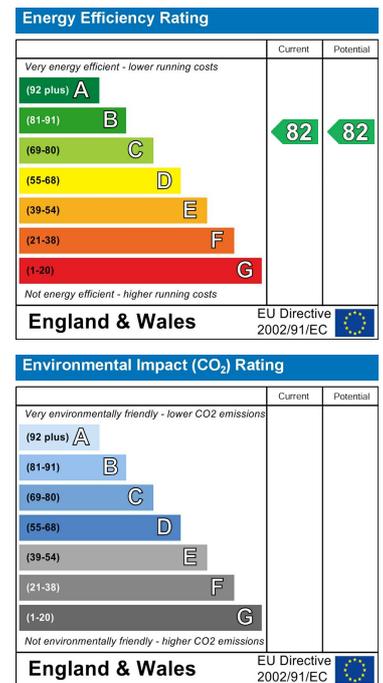
Floor Plan



Area Map



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.

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