



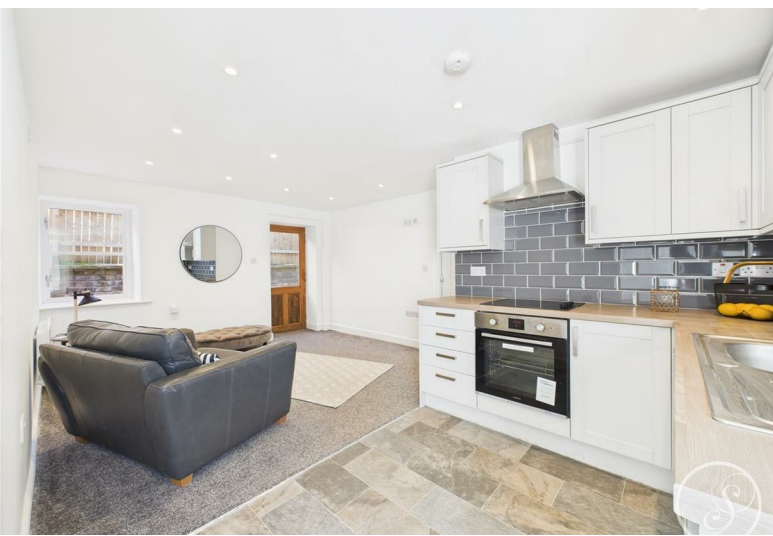
Stoneacre
Properties



8 Canal Road

Leeds, LS12 2QE

£120,000



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Entrance

Flat is accessed via a communal door that leads to two apartments, stairs lead up to the first floor flat. Upon entering the apartment you are welcomed into the open plan living space with useful storage space by the door.

Kitchen/Living Space

Superb open plan living space offers a dedicated seating area that is open to the kitchen as well as space for a dining table. The kitchen features integrated oven, electric hob with extractor above, plumbing and space for washing machine, and ample storage space. The room boasts access out to the courtyard garden.

Bedroom 1

Spacious double bedroom laid to carpet with window overlooking to courtyard garden.

Bedroom 2

Second double bedroom laid to carpet, makes for a great office space.

Bathroom

Well presented bathroom with shower over bath, sink and toilet.

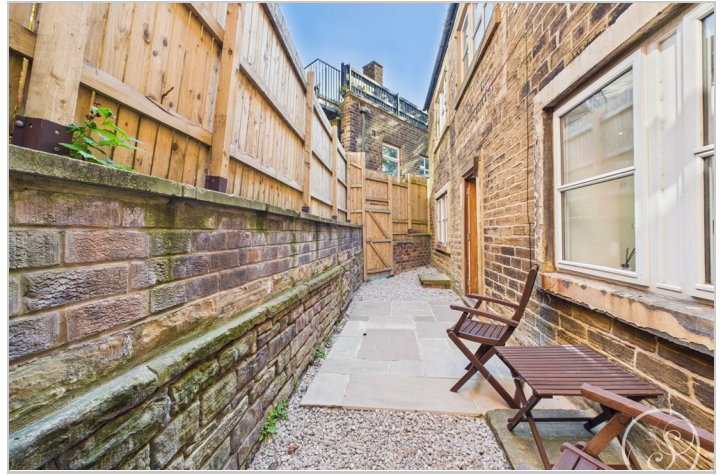
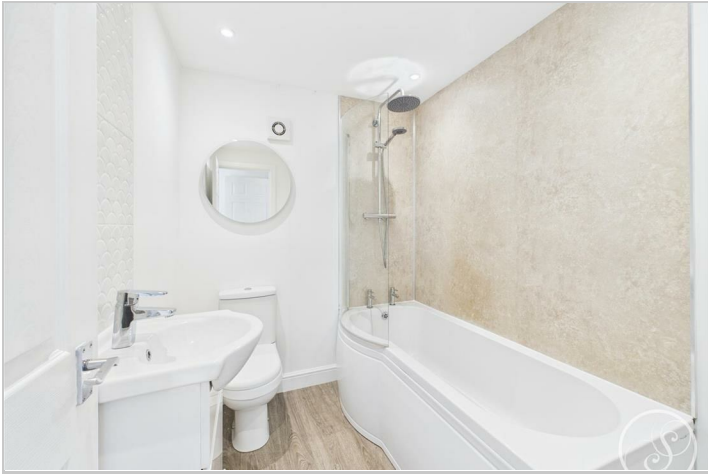
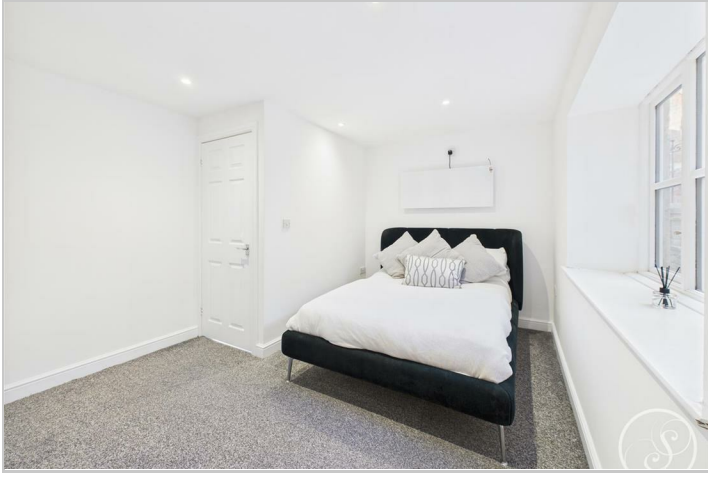
External

To the rear of the property is a secure courtyard garden accessed via the living room. The outdoor space features a paved area with a gravel border.

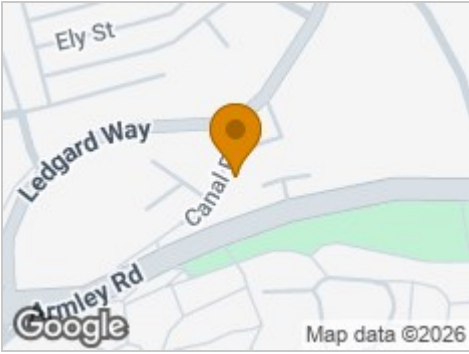
Lease

We are advised by the vendor that the property is leasehold with the lease currently being drawn up. Lease term: 999 years. Service charge: £480 per

annum. Ground rent: None. A buyer is advised to obtain verification from their solicitor or legal advisor.



Road Map



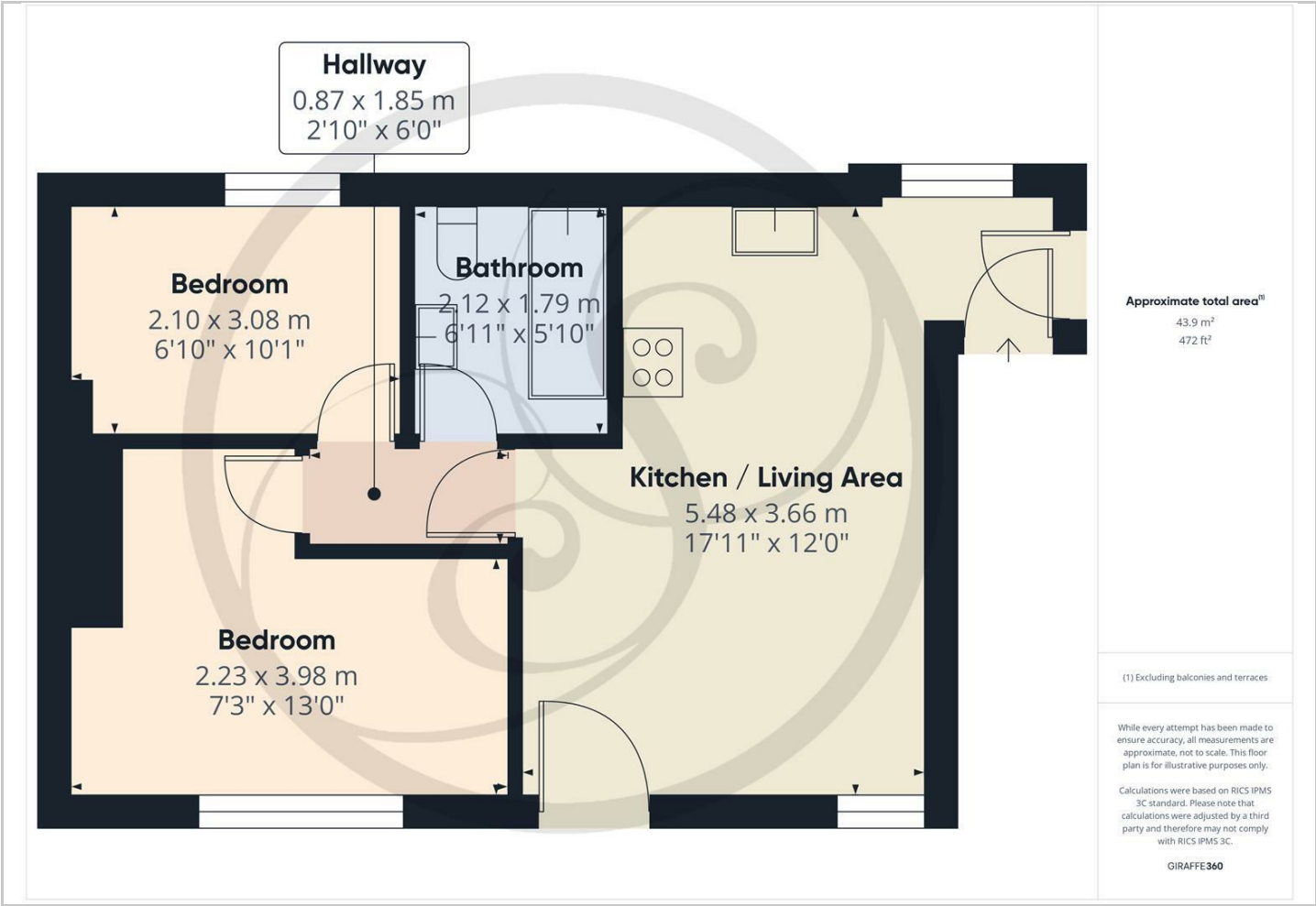
Hybrid Map



Terrain Map



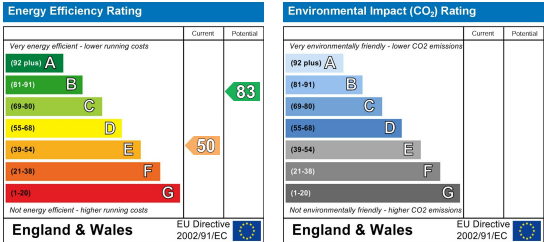
Floor Plan



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.