



**Stoneacre**  
Properties



**Pearsons Way, Leeds, LS14 6GB**

**£125,000**

Stoneacre Properties are delighted to be able to offer for sale this modern apartment with an allocated parking space. Located moments away from all local amenities and fantastic transport links into the city and beyond. The property briefly comprises; Communal entrance & entrance hallway into the flat. Open plan kitchen/lounge area, two bedrooms and a bathroom. Allocated parking and visitor parking available as well. Early viewings are advised to avoid disappointment.

### Entrance

Two built in storage cupboards.

### Open Plan Lounge/Kitchen



Open plan lounge/kitchen area. The kitchen area boasts a range of wall and base units with work surfaces over incorporating a sink and drainer unit. Plumbing for washing machine. Space for fridge/freezer. Oven and Gas hob with cooker hood over.

### Bedroom One



Window and central heating radiator.

### Bedroom Two



Window and central heating radiator.

### Bathroom



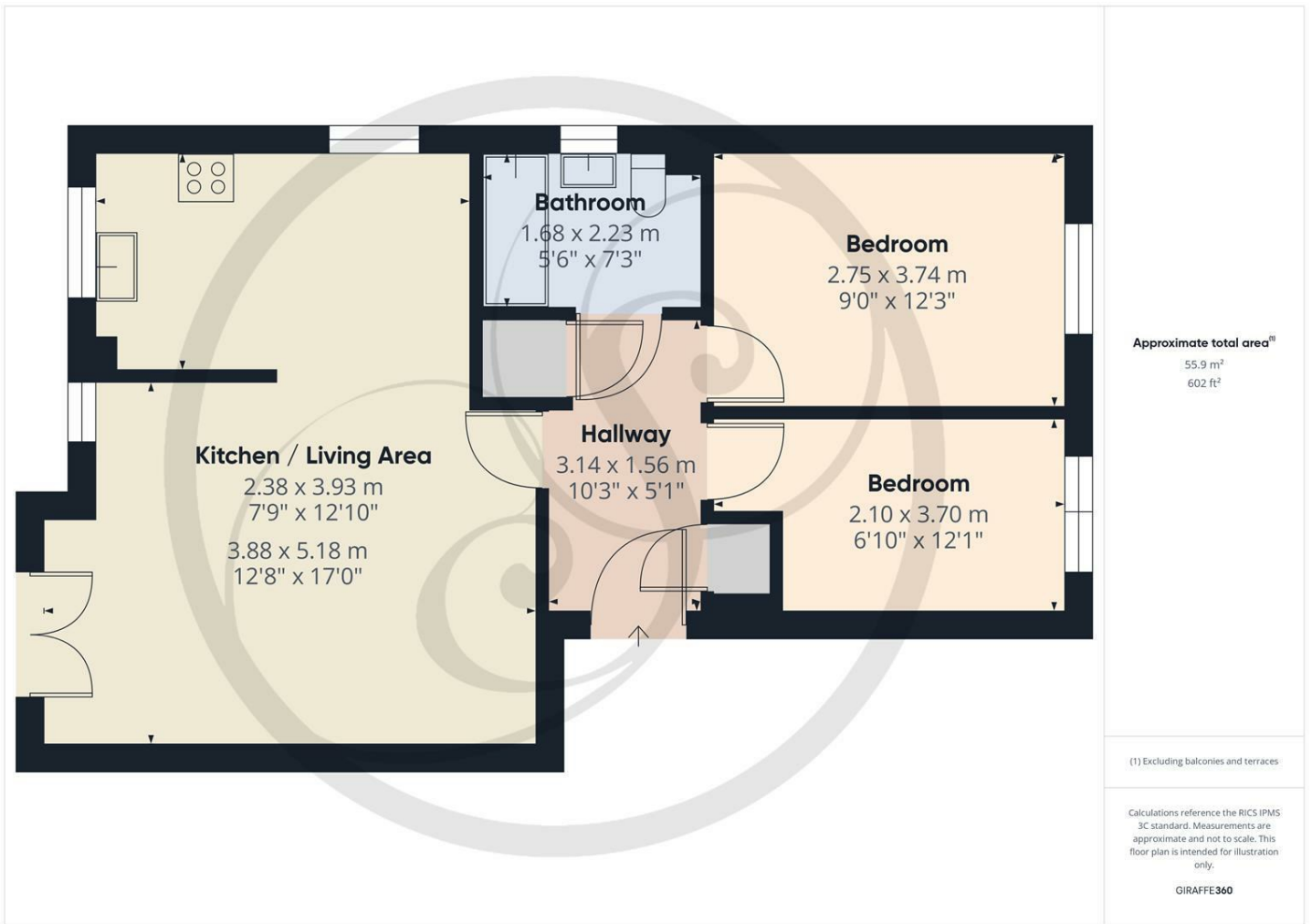
Fitted with a bath with shower over, wash hand basin and wc.

### External

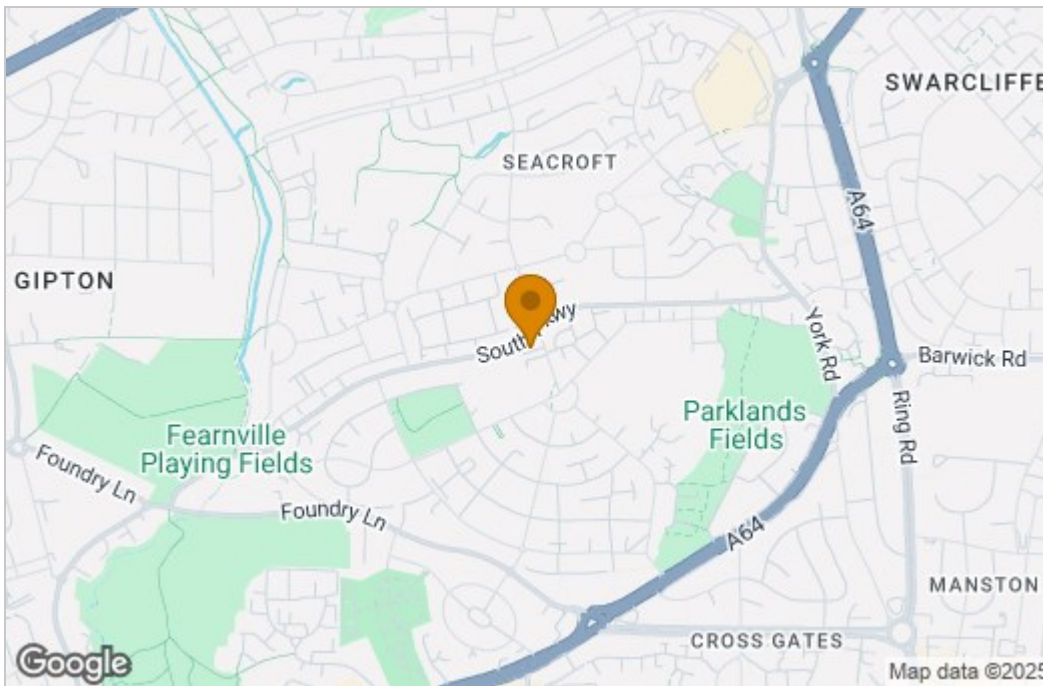


Allocated parking space.

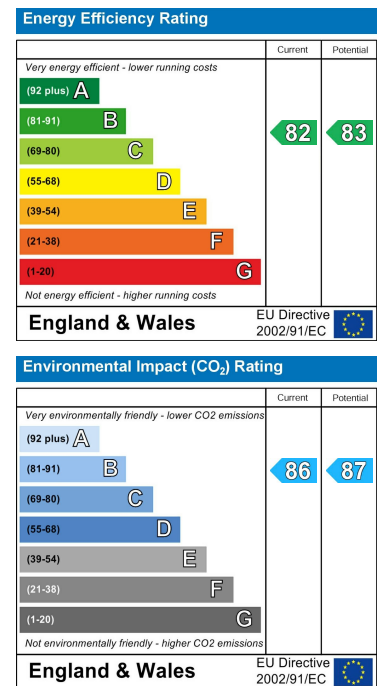
## Floor Plan



## 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.

1 Colton Road, Leeds, West Yorkshire, LS15 9AA

Tel: 0113 260 9111 Email:

east@stoneacreproperties.co.uk <https://www.stoneacreproperties.co.uk>

View properties before they come on the market by following us on Instagram - @stoneacreproperties

