



**Stoneacre**  
Properties



**Biddenden Road, Leeds, LS15 8XD**

**£75,000**

This is an ideal purchase for a first time buyer or investor. This well presented ground floor studio flat is located in a sought after area close to the local amenities on offer at both Crossgates and The Springs shopping and entertainment complex. The studio comprises of an entrance, living/bedroom area complete with a built in pull down bed, kitchen and bathroom. Externally there is a communal garden that is beautifully maintained and a parking space. This studio flat is located on the ground floor must be viewed to be fully appreciated.

## Entrance

Access into property.

## Living/Bedroom Area



Spacious living/bedroom area. Double glazed window to rear. Access into kitchen.

## Kitchen



Fitted with a range of wall and base units with work surfaces over incorporating a sink and drainer unit. Electric hob. Plumbing for washing machine. Space for fridge/freezer.

## Bathroom

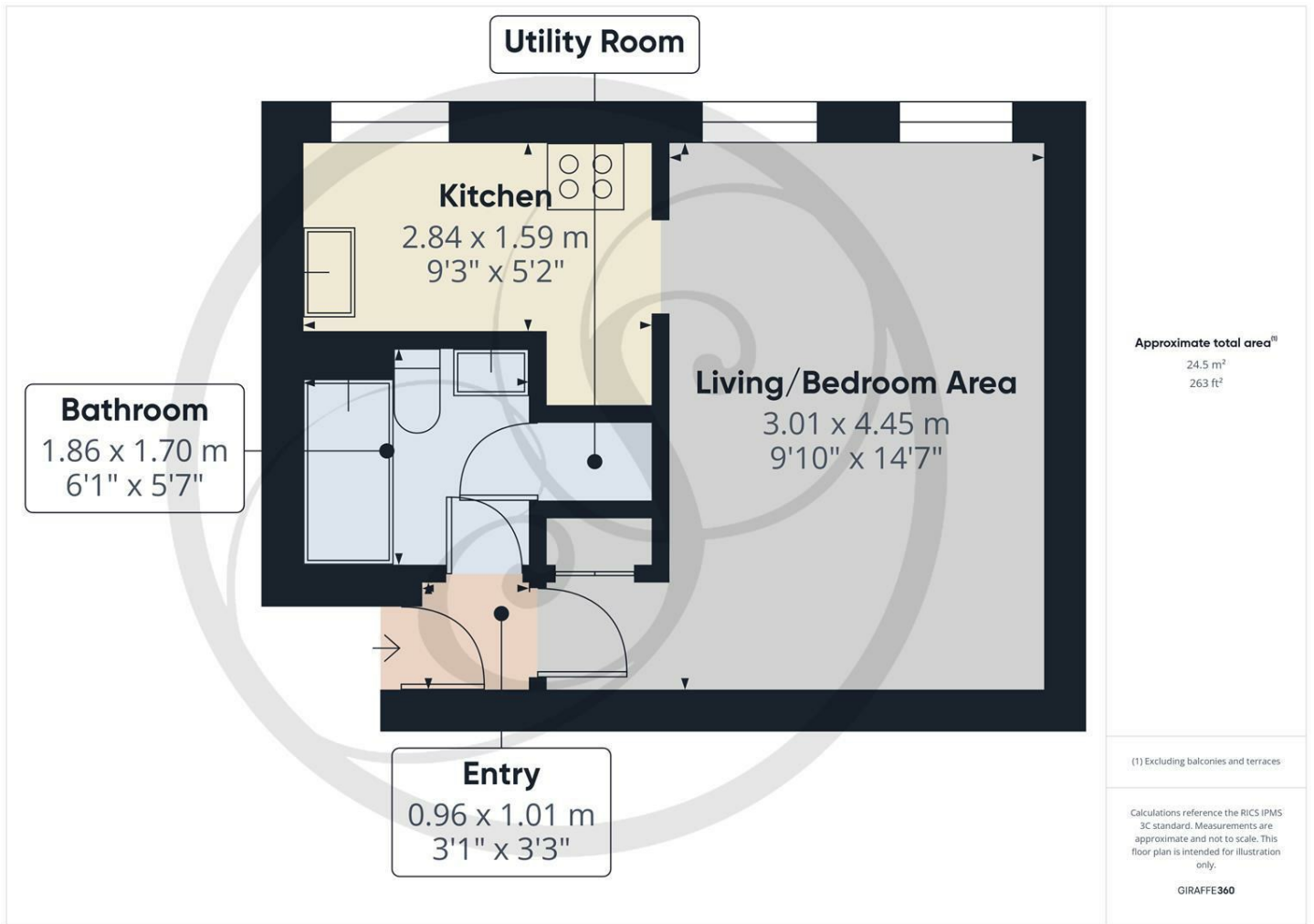
Fitted with a white suite comprising: bath with shower over, wash hand basin and wc.

## External

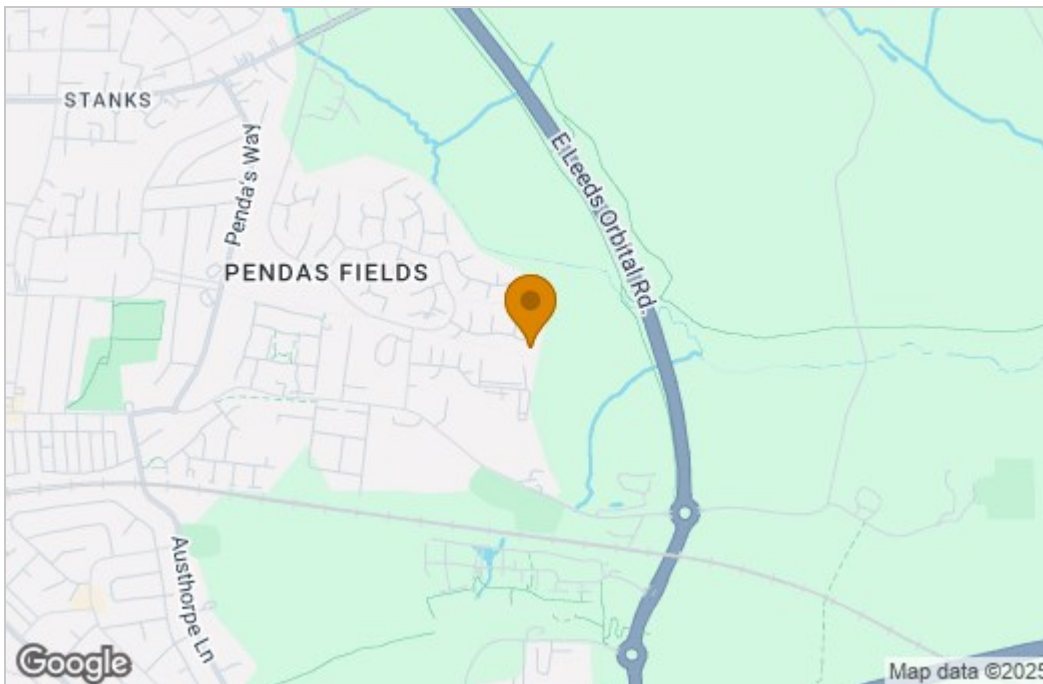


To the rear of the property is a communal garden that is mainly laid to lawn with a decking area. To the front is an allocated parking space.

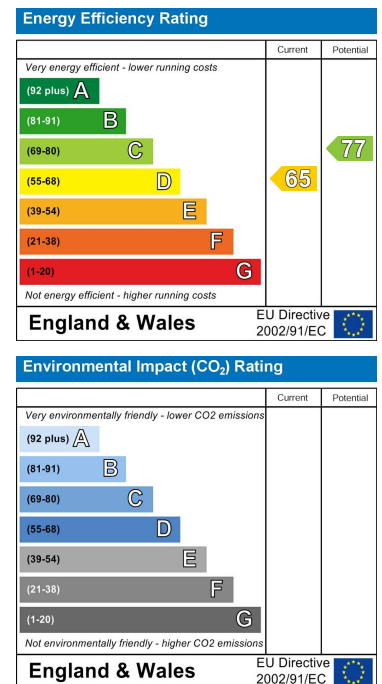
## Floor Plan



## 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.

