



**Stoneacre**  
Properties



**Victoria Court, Leeds, LS15 8SJ**

**£129,950**

**\*\* IDEAL FIRST TIME PURCHASE OR RENTAL INVESTMENT \*\*** Currently offered for sale with a tenant in situ on a rolling tenancy. The current rent is £625. The property is located close to the multiple shopping and transport facilities at Crossgates. This well appointed ground floor apartment set in a popular and highly sought after modern development. The flat features a spacious reception room with a separate kitchen, two bedrooms and a bathroom/wc. The property also benefits from communal gardens and residents parking. Early internal viewings are strongly advised!

## GROUND FLOOR APARTMENT

### Entrance Hall

Ceiling light fixtures, wall heater, intercom phone.  
Separate storage cupboard housing water cylinder and fuse box.  
Second separate storage cupboard.

### Lounge



Double glazed window, fire hearth and surround with inset fire, wall mounted heater.

### Kitchen



Fitted kitchen with a range of wall and base units with work surfaces over and tiled splash back, fitted oven, electric four ring hob, extraction unit over, space for fridge / freezer, plumbing and space for washing machine, inset stainless steel sink and drainage area with tap.

### Bedroom One



Double glazed window, electric wall heater.

### Bedroom Two



Double glazed window, electric wall heater.

### Bathroom



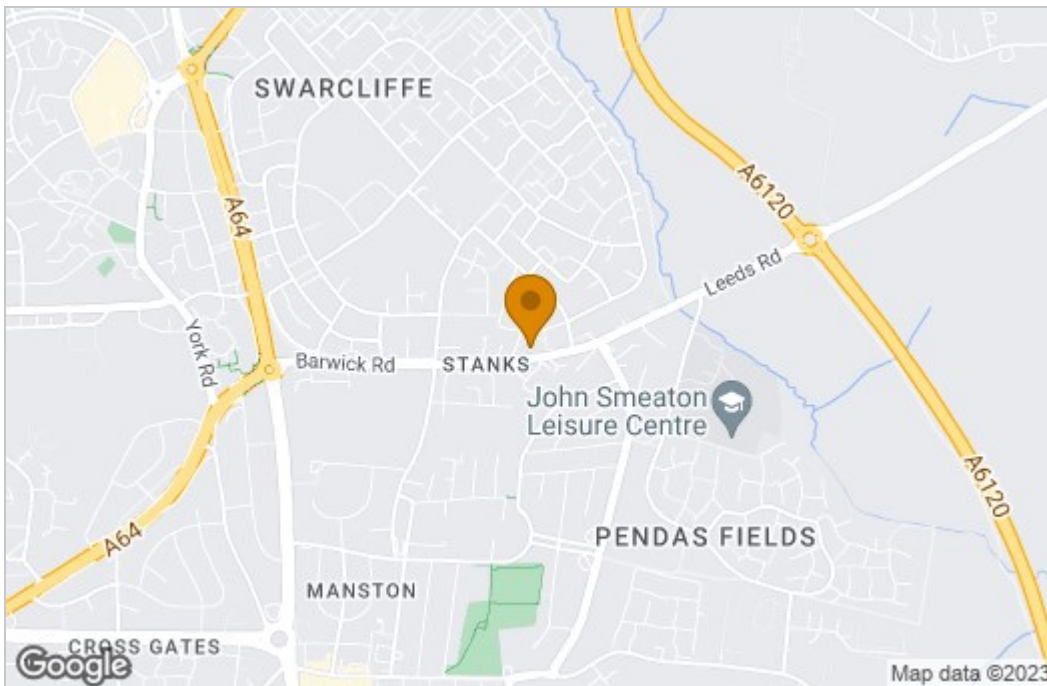
Fitted panel bath with tiling around, wall mounted shower over, low level wc with push button flush, wash hand basin over cabinet units with taps and splash back tiling, ceiling light and extraction unit.

### EXTERNAL & PARKING

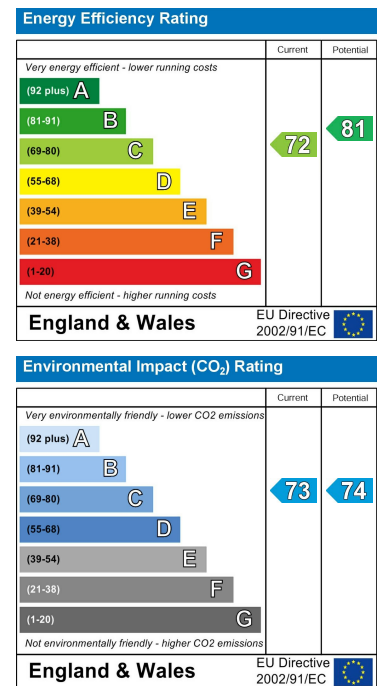
Communal gardens with residents on-site parking.

# 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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