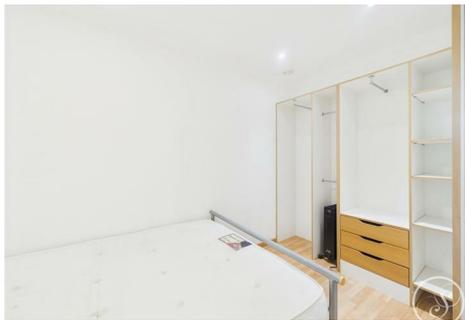




**Stoneacre**  
Properties



**Leylands Road, Leeds, LS2 7JS**

**£55,000**

\*\*\* NEWLY INSTALLED KITCHEN \*\*\* CASH BUYERS ONLY - CAN BE SOLD WITH VACANT POSSESSION BUT ALSO A GREAT INVESTMENT OPPORTUNITY - CURRENTLY ACHIEVING £650 PCM \*\*\* ONE BEDROOM APARTMENT WITH COMMUNAL ROOF GARDEN \*\*\*\* LARGE 1-BED CIRCA 27 SQM \*\*\* Stoneacre Properties are pleased to be able to offer for sale this compact yet well planned apartment located in this attractive purpose built development of flats close to Leeds City Centre and therefore within reach of all shopping and transport amenities on offer there. Featuring a spacious reception room with newly installed kitchenette, double bedroom, shower room and access to the communal roof garden.

Lease:

We are advised the property is leasehold with a term of 125 years from 2004. The current service charge is approximately £1778 per annum and the ground rent is £200 per annum. A buyer is advised to obtain verification from their solicitor or legal advisor.

### Communal Entrance

Secure entry system, postboxes with stairs/lift to third floor.

### Kitchen/Living/Diner

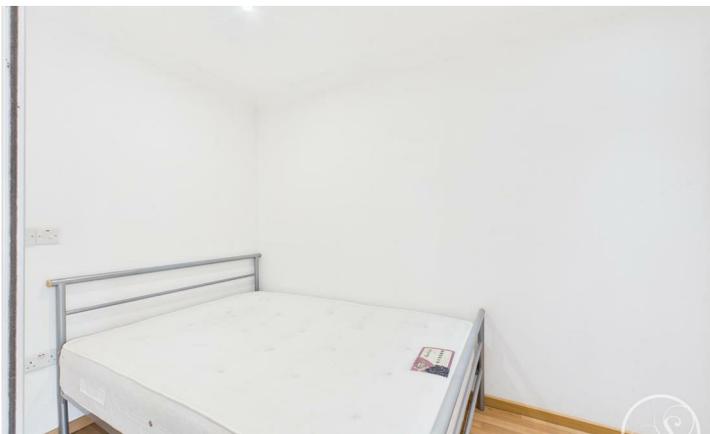
Wood strip laminate flooring, wall mounted electric heater, double glazed floor to ceiling windows with sliding door and Juliette balcony. Brand new kitchenette comprising stainless steel sink, two ring electric hob, oven and space for fridge.

### Bedroom

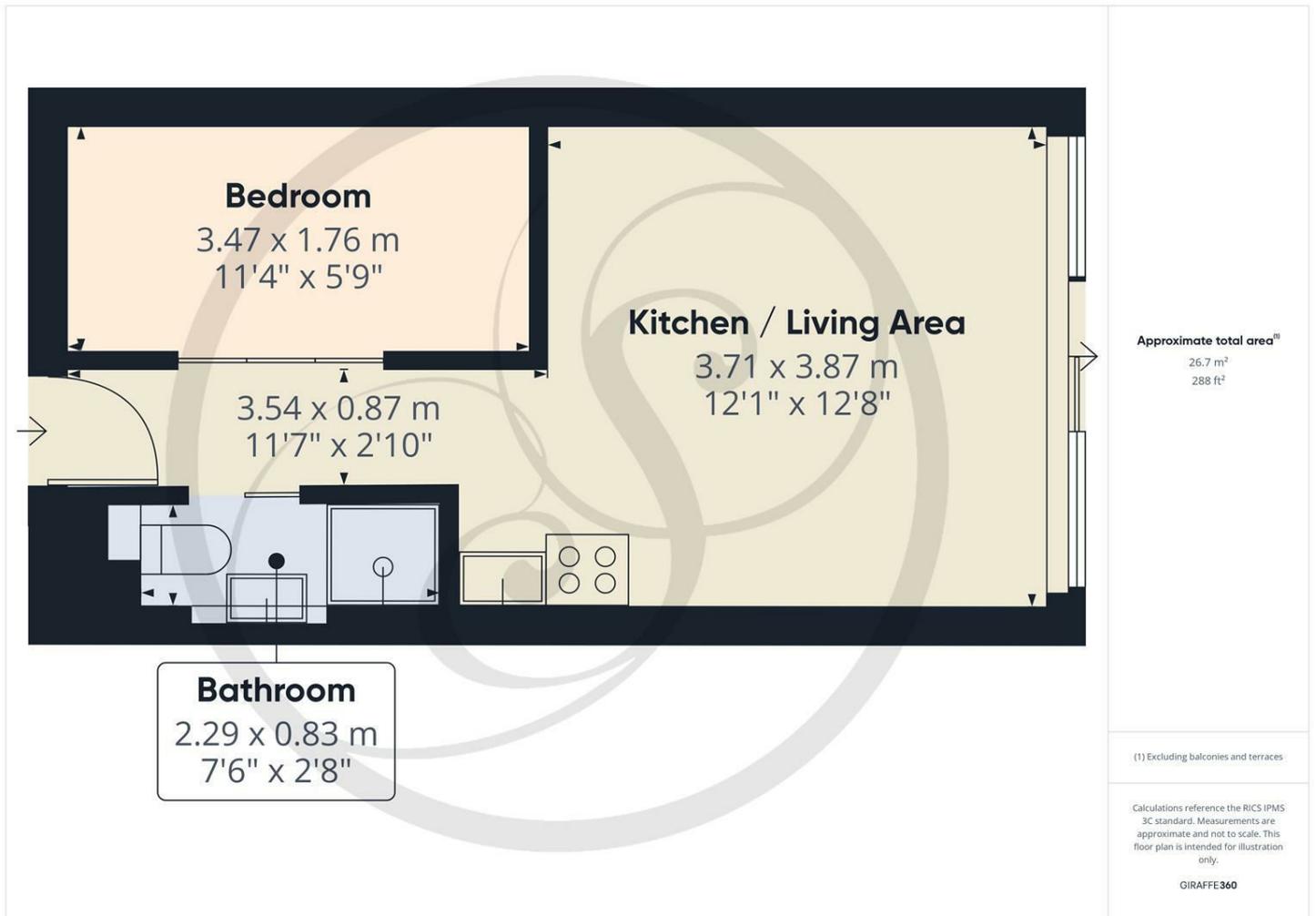
Wood strip laminate flooring, built in open wardrobe, accommodates double bed.

### Bathroom

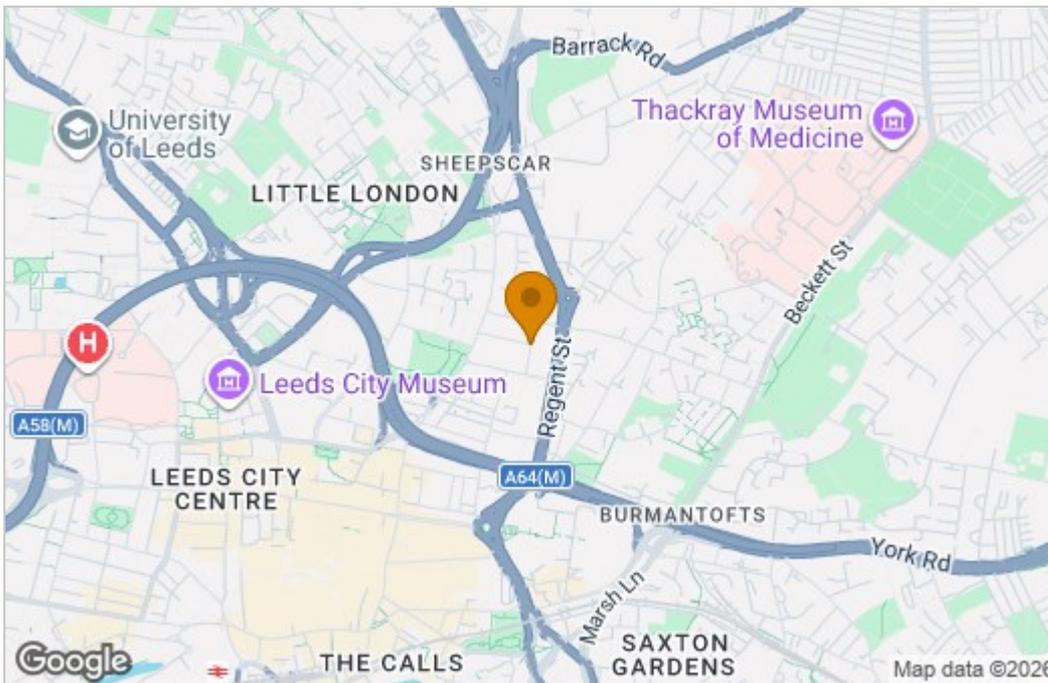
Shower room comprising W.C, hand wash basin and shower cubicle.



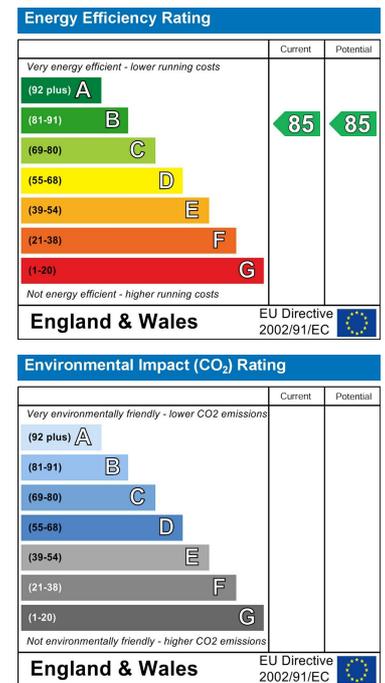
## Floor Plan



## 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.

184 Harrogate Road, Leeds, West Yorkshire, LS7 4NZ

Tel: 0113 237 0999 Email:

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

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