Stoneacre Properties

St Anns Grange

St Anns Lane Leeds, LS4 2SE

£245,000

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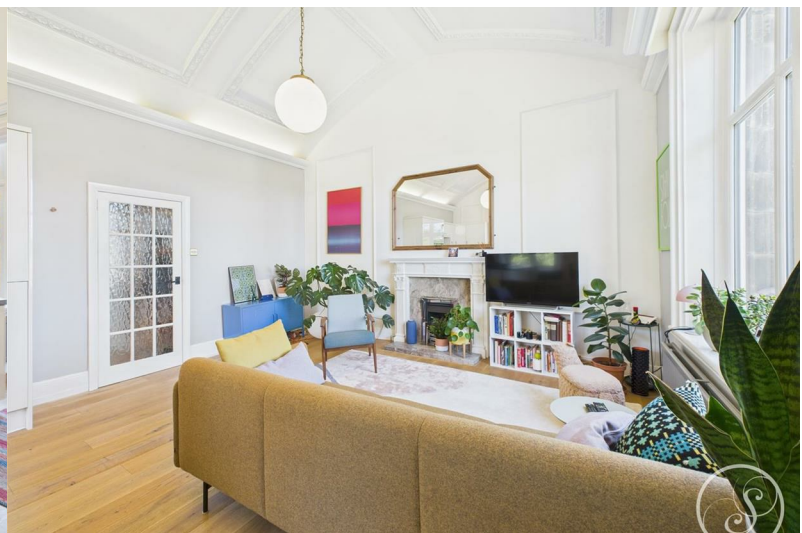

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Communal entrance
The communal door is accessed via intercom entry system, stairs lead up to the flat via the impressive entrance hallway.

Entrance
Entering the property, you're welcomed into the hallway which offers access throughout the apartment.

Lounge/kitchen/diner
This superb living/kitchen/dining space really is the highlight of this property. Featuring a modern fitted kitchen, large windows, high ceilings, a feature fireplace and tons of character, this show stopping space is perfect for relaxing and entertaining and is flooded with light. The room is newly fitted with engineered wood flooring throughout.

The kitchen is made up of wall and base units and an island, and is complete with integrated fridge freezer, oven, gas hobs and wine fridge, along with ample storage.

Bathroom
Modern 3-piece Jack and Jill bathroom comprising shower over bath, sink, toilet and heated towel rail.

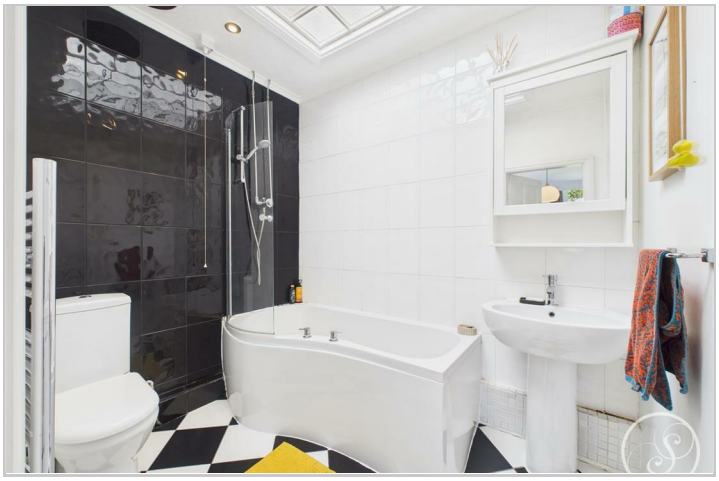
Bedroom One
Spacious primary bedroom, with dual aspect windows benefitting from a pleasant outlook. The room is laid to carpet and is flooded with natural light.

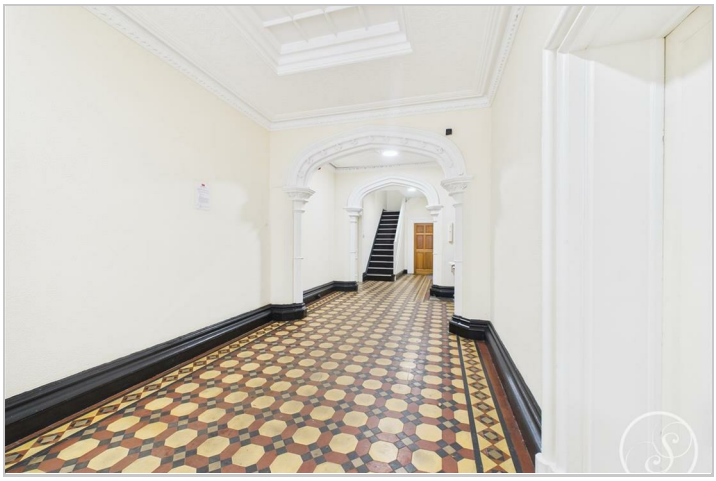
Bedroom Two
Second bedroom, laid to carpet with useful built in storage.

Occasional office space
Versatile space, perfect for additional storage or a home office.

External
Externally the property boasts private parking and is set within well maintained shared grounds.

Lease
We are advised by the vendor that the property is leasehold with approximately 152 years remaining. The current service charge is approximately £1928 per annum and the ground rent is £100 per annum. A buyer is advised to obtain verification from their solicitor or legal advisor.



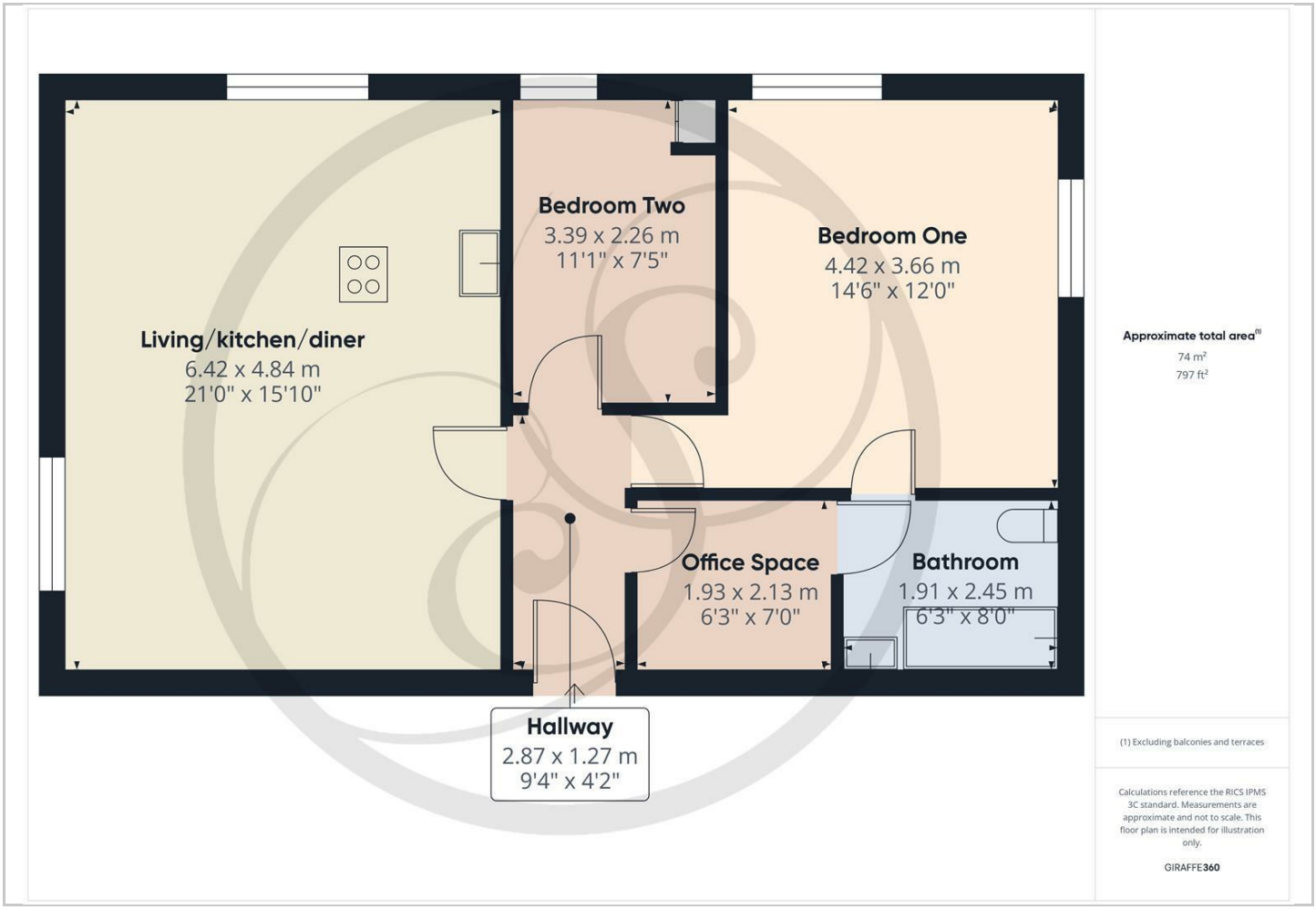


Road Map

Hybrid Map

Terrain Map

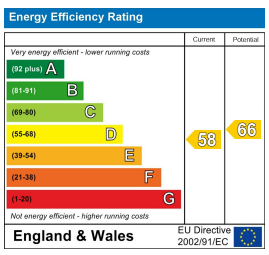
Floor Plan

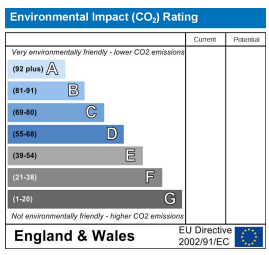


Viewing

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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