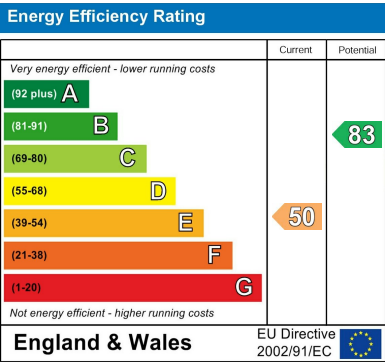
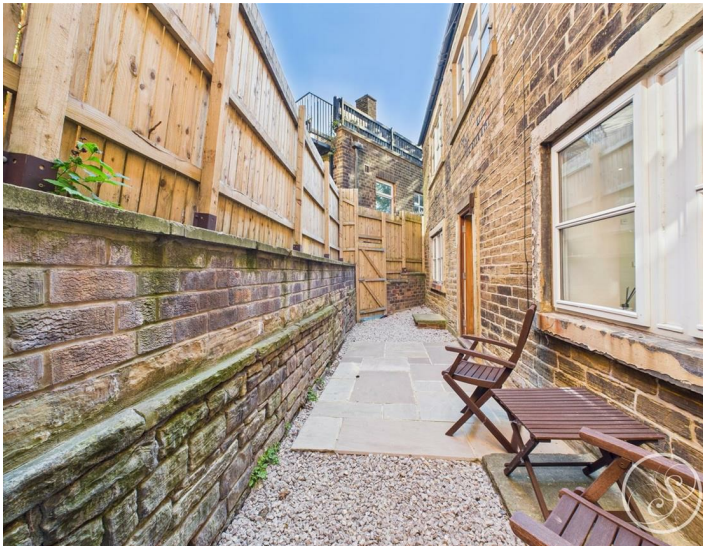
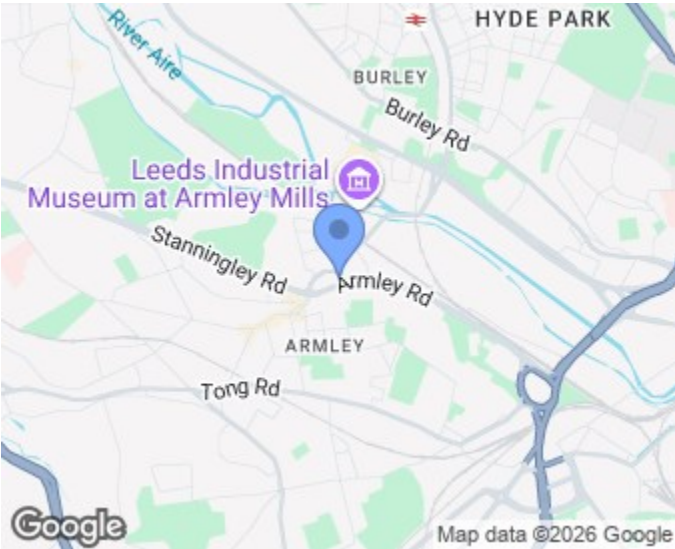




Disclaimer- You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website. Stoneacre Properties acting as agent for the vendors or lessors of this property give notice that:- The particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract. All descriptions, dimensions, condition statements, permissions for use & occupation, and other details are given in good faith and are believed to be correct. Any intending purchasers or tenants should not rely them as such as statements or representations of fact but must satisfy themselves by inspection or otherwise as the correctness of each of them. No person in the employment of Stoneacre Properties has any authority to make or give representation or warranty whatsoever in relation to this property. These details believe to be correct at the time of compilation, but may be subject to subsequent amendment.

Our branch opening hours are:

Mon	0900 - 17:30
Tues	0900 - 17:30
Weds	0900 - 17:30
Thurs	0900 - 17:30
Fri	0900 - 17:30
Sat	0900 - 15:00
Sun	By Appointment

We are also available for out of hours appointments.

The prestigious offices in Chapel Allerton (North Leeds) and Whitkirk (East Leeds) provide residential & commercial sales and lettings, full property management services, all aspects of commercial property, legal services and in-house mortgage advice and financial planning.

184 Harrogate Road, Leeds, West Yorkshire, LS7 4NZ
Telephone: 0113 237 0999 Email: north@stoneacreproperties.co.uk

BUY SELL RENT MANAGEMENT FINANCE LEGAL

www.stoneacreproperties.co.uk

rightmove





Stoneacre
Properties

Stoneacre Properties
184 Harrogate Road
Leeds
West Yorkshire
LS7 4NZ

0113 237 0999
north@stoneacreproperties.co.uk
www.stoneacreproperties.co.uk



6-8 Canal Road, LS12 2QE £850 Per Month

Welcome to this charming 2-bed apartment located on Canal Road in Leeds! This recently updated flat boasts a delightful open plan living space, perfect for relaxing or entertaining guests.

With a spacious reception room, and two bedrooms, this apartment is ideal for individuals or couples looking for a cosy and convenient living space. The property is move-in ready, allowing you to settle in quickly and start enjoying all that this wonderful apartment has to offer.

Situated with great access to Leeds City Centre, you'll find yourself just a stone's throw away from a vibrant array of shops, restaurants, and cultural attractions. Whether you're looking to explore the city or simply enjoy the local amenities, this location offers the best of both worlds.

One of the stand out features of the property is its own secluded private courtyard garden which is easily accessed from the living room.

Don't miss out on the opportunity to make this lovely flat your new home. Contact us today to arrange a viewing and experience the charm and convenience of this wonderful apartment!

Available now!

- BEAUTIFUL CHARACTER BUILDING
- RECENTLY RENOVATED
- TWO DOUBLE BEDROOMS
- MODERN KITCHEN
- PRIVATE OUTDOOR COURTYARD AREA
- MODERN BATHROOM
- GREAT LOCATION FOR LOCAL AMENITIES & LEEDS CITY CENTRE
- EPC: E
- COUNCIL BAND: A

Entrance

Flat is accessed via a communal door that leads to two apartments, stairs lead up to the first floor flat. Upon entering the apartment you are welcomed into the open plan living space with useful storage space by the door.

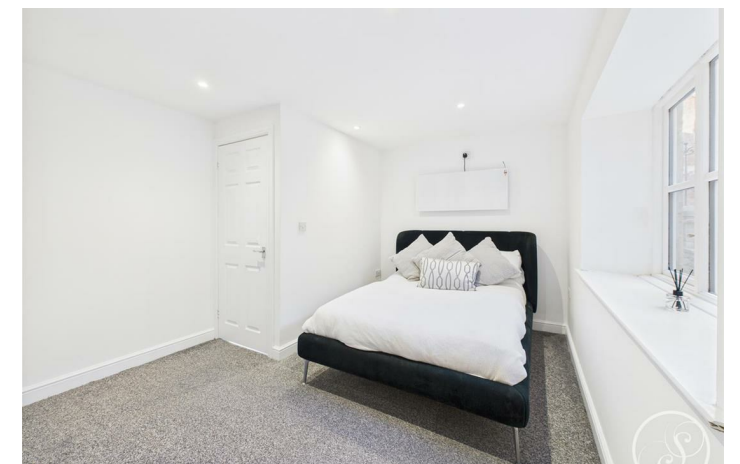
Kitchen/Living Space

Superb open plan living space offers a dedicated seating area that is open to the kitchen as well as space for a dining table. The kitchen features integrated oven, electric hob with extractor above, plumbing and space for washing machine, and ample storage space. The room boasts access out to the courtyard garden.



Bedroom 1

Spacious double bedroom laid to carpet with window overlooking to courtyard garden.



Bedroom 2

Second double bedroom laid to carpet, makes for a great office space.



Bathroom

Well presented bathroom with shower over bath, sink and toilet.



External

To the rear of the property is a secure courtyard garden accessed via the living room. The outdoor space features a paved area with a gravel border.