Stoneacre Properties

Charnley Drive

Leeds, LS7 4ST

Offers In The Region Of £210,000

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Communal Entrance
Well presented communal areas, intercom entry system.

Entrance Hallway
Spacious hallway, radiator, storage cupboard with water tank.

Lounge
Spacious reception room with laminate flooring, double glazed window, radiator, double doors to dining area.

Dining Room
Open plan to kitchen with laminate flooring, double glazed French doors with direct access to the communal gardens, radiator.

Kitchen
Fitted kitchen featuring a range of wall and base units and comprising integrated appliances including oven, four ring hob, extractor hood, washing machine with space for fridge freezer, double glazed window overlooking communal gardens, radiator.

Primary Bedroom
Double bedroom with double glazed window, radiator, door to en-suite shower room.

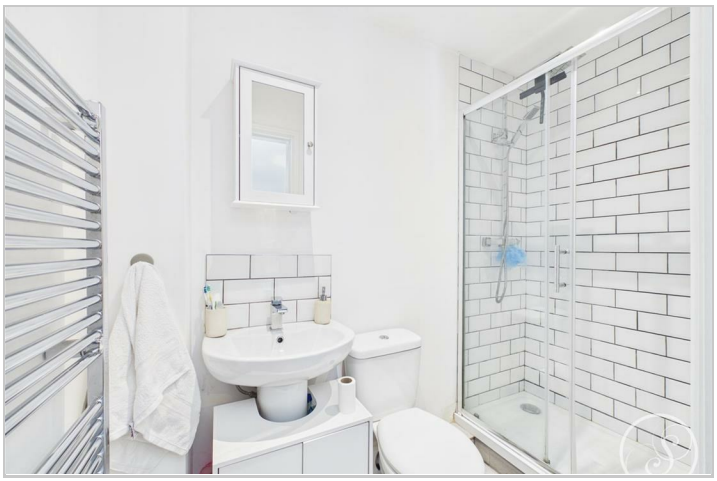
En-suite
Modern suite comprising walk in tiled shower cubicle, W.C., hand wash basin, chrome heated towel rail, extractor fan.

Bedroom 2
Second double bedroom with double glazed window and radiator.

Bathroom
Modern white suite comprising bath with shower over and screen, W.C., hand wash basin, chrome heated towel rail, frosted double glazed window, extractor fan.

External
The property benefits from direct access to communal gardens via French doors. Given so few properties directly access these grounds it feels practically private and is a great space to enjoy the outdoors, the property also comes with an allocated parking space.

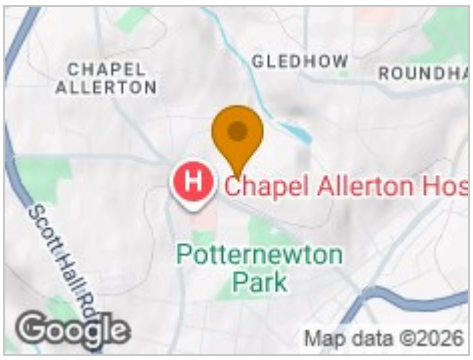
Lease
We are advised by the vendor that the property is leasehold with a term of 974 years remaining. The current service charge is approximately £2089 per annum and the ground rent is £170 per annum. A buyer is advised to obtain verification from their solicitor or legal advisor.



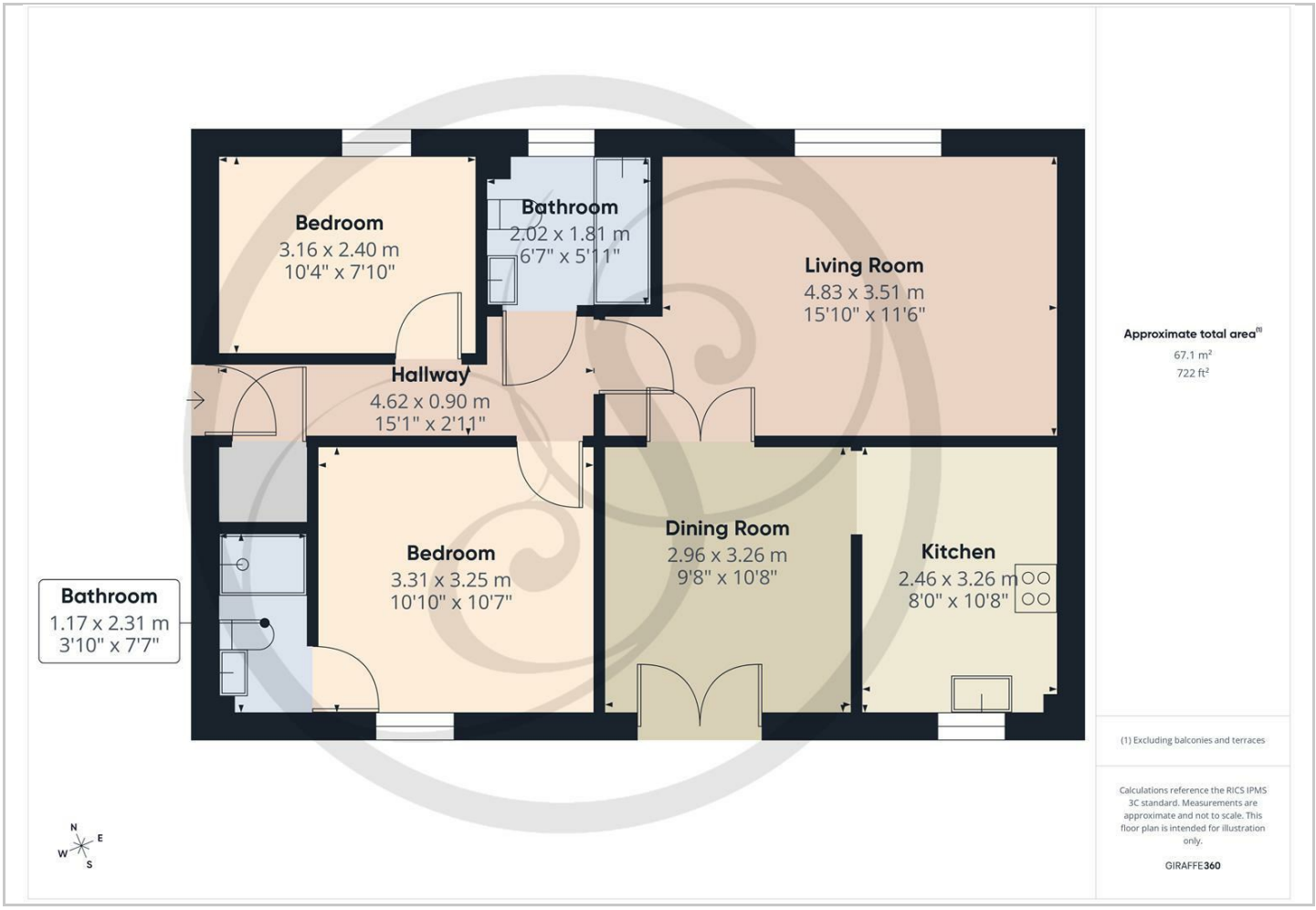
Road Map

Hybrid Map

Terrain Map



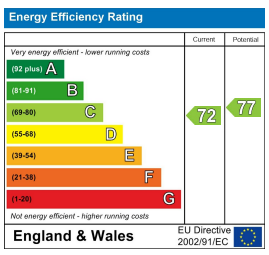
Floor Plan

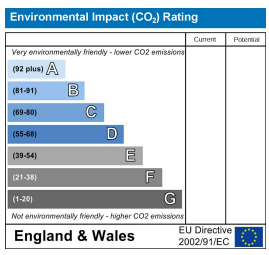


Viewing

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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