



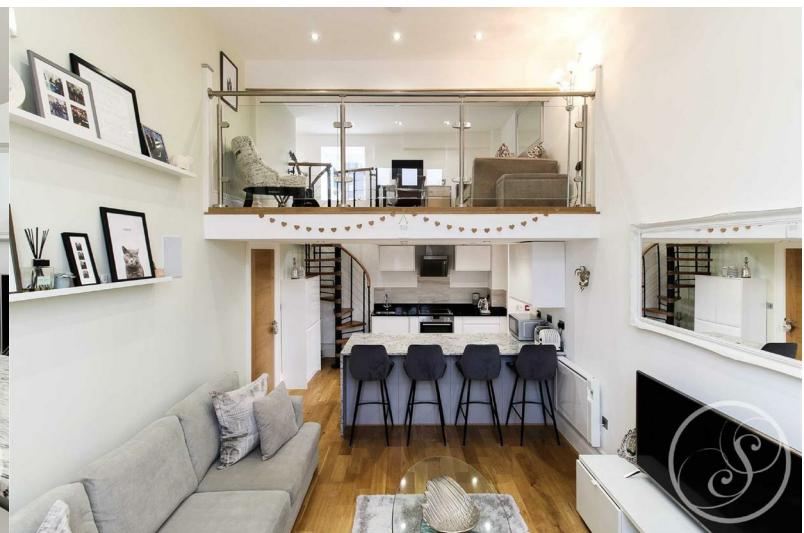
Stoneacre  
Properties



## Boyds Mill

East Street Leeds, LS9 8BU

£348,000



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### PRIVATE ENTRANCE

Security Gate with key fob access, intercom, engineered solid oak flooring, store cupboard providing plumbing for washing machine and cupboard housing water heater.

### KITCHEN

Luxury white gloss soft close kitchen units with granite worktops, stainless steel sink, double oven, electric hob, feature extractor fan, built in under counter fridge, freezer and dishwasher.

### LIVING AREA

Amazing double height living area with large double glazed feature window, engineered solid oak flooring, and two wall mounted electric heaters.

### SNUG

The mezzanine snug has a contemporary feel with steel railing and glass panels overlooking the main living space, double glazed window and wall mounted electric heater.

### INNER HALL

Double glazed doors leading to terrace, engineered solid oak flooring and wall mounted electric heater.

### MASTER BEDROOM

Double height master bedroom with built in wardrobes, wall mounted electric heater and two double glazed windows.

### ENSUITE

Fully travertine tiled en-suite with walk in shower, wash hand basin, W.C and built in feature storage cupboard.

### BEDROOM TWO

Double height second double bedroom with built in wardrobes, wall mounted electric heater and double glazed window.

### BATHROOM

Fully travertine tiled bathroom comprising bath with shower over, wash hand basin, W.C and built in feature storage cupboard.

### EXTERNAL

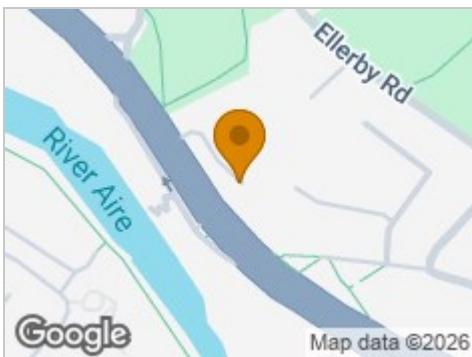
Externally the property benefits from a large private south west facing terrace and two allocated parking spaces.

### LEASE

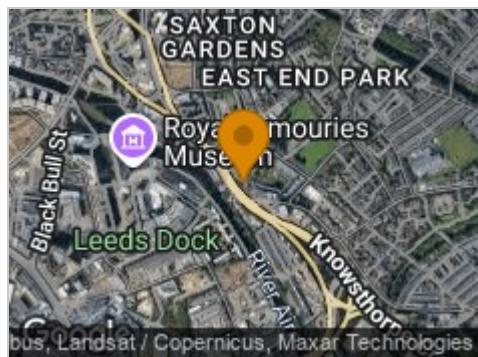
We are advised by the vendor that the property is leasehold with a term of 241 years remaining. The current service charge is approximately £320 per month and the ground rent is £300 per annum, A buyer is advised to obtain verification from their solicitor or legal advisor.



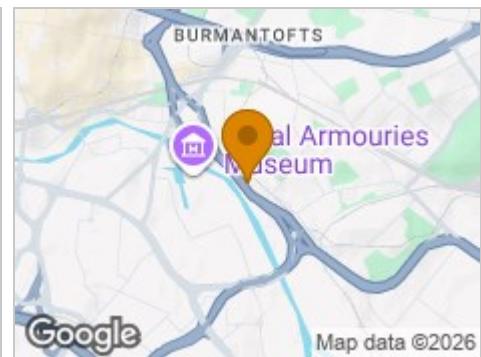
## Road Map



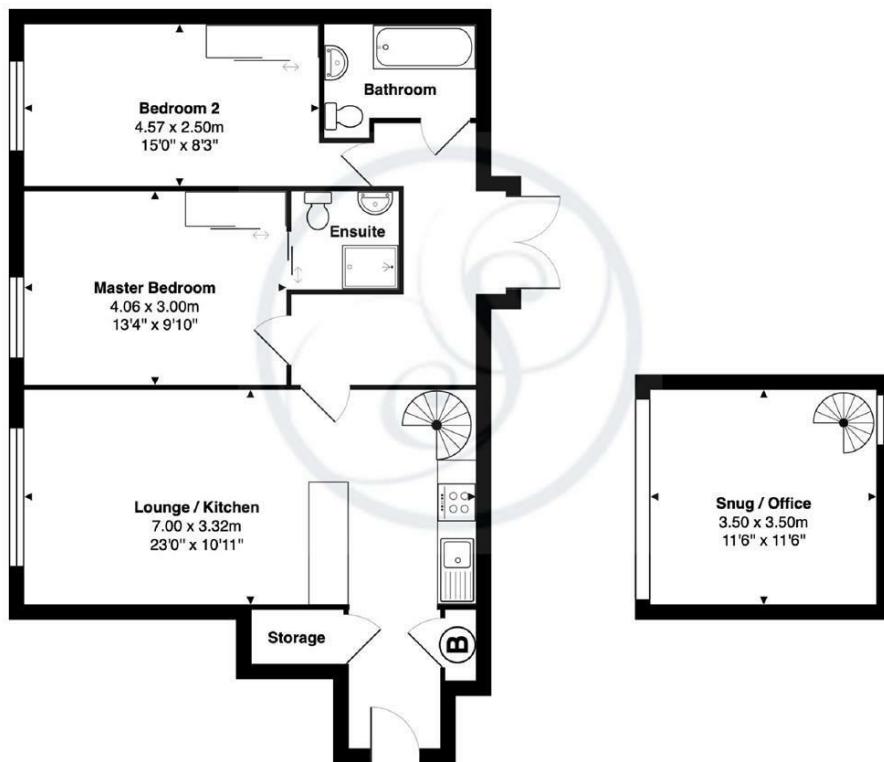
## Hybrid Map



## Terrain Map



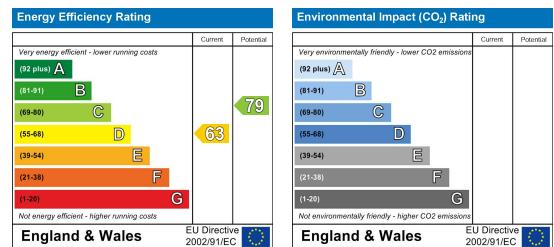
## Floor Plan



## 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.