



Stoneacre
Properties



West Court

Roundhay Leeds, LS8 2JP

£320,000



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Communal Entrance

With security entry system, access to all floors via lift or stairs.

Entrance

Entering the property you are welcomed into the entrance hallway which opens up to the lounge.

Lounge

16'4" x 16'0" (5 x 4.9)

Large spacious and bright lounge is laid to carpet and comprises feature fireplace. The lounge offers ample space for seating and with large windows offers superb views out over Roundhay Park. The lounge is open to the dining room and leads to both bedrooms and the bathroom.

Dining Room

9'9" x 10'5" (2.98 x 3.2)

Accessed via the lounge, and just off the kitchen is the dining area. Being open to the lounge offers an ideal space for hosting and socialising with large groups.

Kitchen

Modern kitchen is made up of wall and base units and comprises hob with extractor above, integrated microwave and oven, washing machine and ample storage space.

Bedroom 1

9'9" x 13'1" (2.98 x 4)

Primary bedroom is laid to carpet and comprises en-suite bathroom.

En-suite

Tiled en-suite comprises shower, toilet and sink.

Bedroom 2

11'5" x 12'5" (3.5 x 3.8)

Second large double bedroom, laid to carpet, currently set up as a home office.

Bathroom

Tiled main bathroom, comprises bath, toilet and sink.

External

West Court is set within a secure gated plot with beautifully landscaped communal gardens featuring sweeping lawns, shrubbery and trees. The property has a garage. To the rear of the garage is a secure storage area. There is internal access from the garage to the communal areas.

Lease

We are advised by the vendor that the property is leasehold with a term of 999 years commencing 1981. The current service charge is approximately £2000 per annum and the ground rent is £60 per annum. A buyer is advised to obtain verification from their solicitor or legal advisor.



Road Map



Hybrid Map



Terrain Map



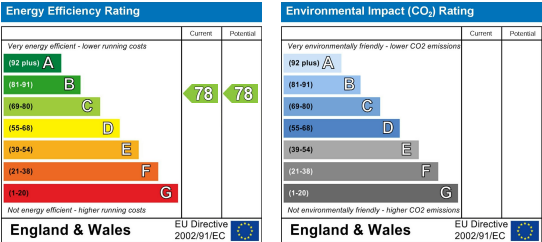
Floor Plan



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.