



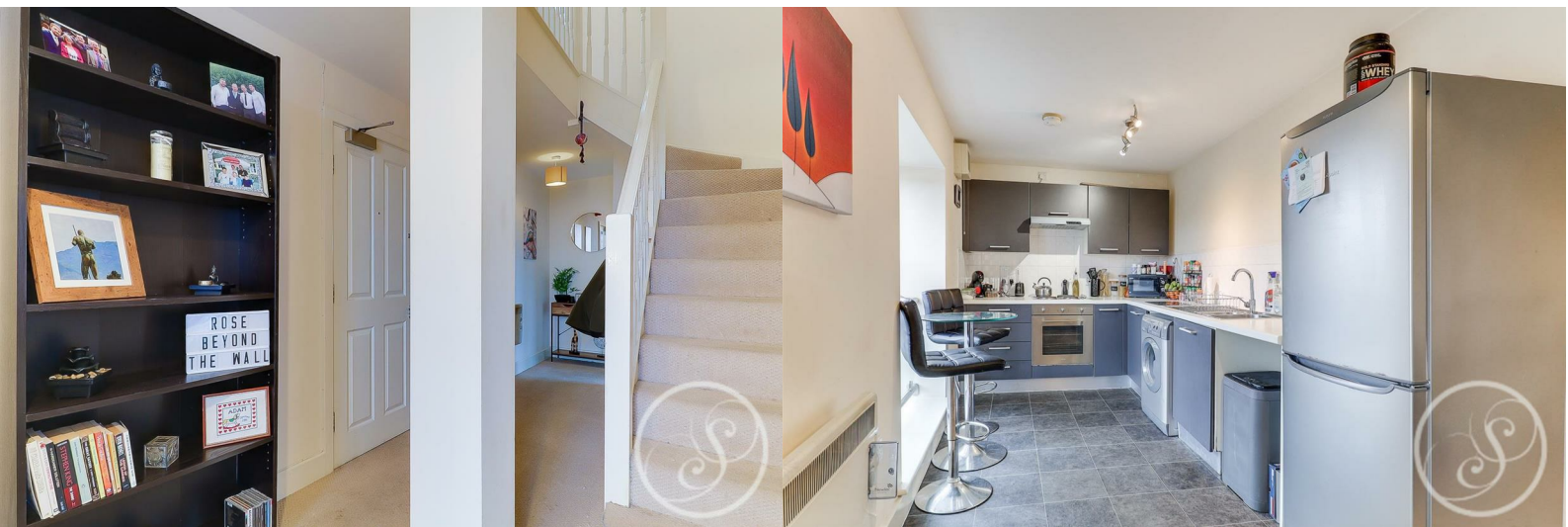
Stoneacre  
Properties



## Winker Green Mills

Eyres Mill Side Armley Leeds, LS12 3DH

£125,000



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## RECEPTION ROOM

Lounge open to the kitchen

## KITCHEN

Kitchen made up of wall and base units and comprises oven, hob with extractor above, plumbing for washing machine and space for fridge/freezer

## BATHROOM

Modern bathroom with shower over bath, toilet and sink.

## BEDROOM ONE

Double bedroom

## BEDROOM TWO

Single bedroom.

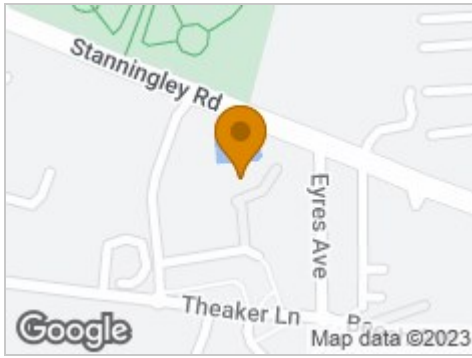
## Lease

We are advised by the vendor that the property is leasehold with a term of 125 years commencing 2008. The current service charge is approximately £1475.76 per annum and the ground rent is £175 per annum, A buyer is advised to obtain verification from their solicitor or legal advisor.





## Road Map



## Hybrid Map



## Terrain Map



## Floor Plan



Winker Green Mills, Eyres Mill Side, Armley, LS12 3DH

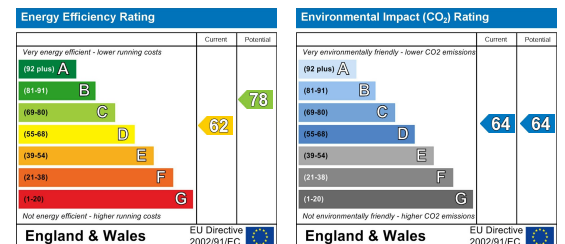
Total Area: 62.0 m<sup>2</sup> ... 667 ft<sup>2</sup>

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows and rooms and any other items are approximate and no responsibility is taken for any error, omissions or mis-statement. The plan is for illustrative purposes only and should be used as such.

## 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.