



Stoneacre
Properties



Lime Grove

Leeds, LS7 3PZ

Offers Over £270,000



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Entrance

The building is entered via an intercom entry system and stairs / lift lead up to the second floor. Upon entering the property you are welcomed into the spacious entrance lobby with floor to ceiling windows, a great space for coats and shoes. This leads through to the hallway which offers access throughout the property.

Living Room

Large living room offers space for seating as well as a formal dining area. The room is great for hosting and provides access out to the balcony.

Kitchen

Modern fitted kitchen boasts plenty of storage and is complete with integrated, fridge, freezer, washing machine and dishwasher.

Bedroom 1

Large double bedroom with space for wardrobes and boasts its own en-suite bathroom.

En-suite

Comprising shower, toilet and sink.

Bedroom 2

Large second double bedroom with plenty of space for bedroom furniture.

Bathroom

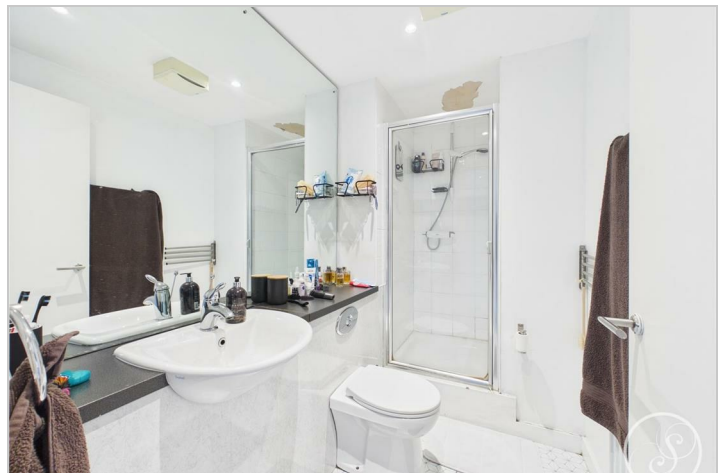
Comprising shower over bath, toilet and sink.

External

The property comes with its own private balcony as well as a secure covered parking space.

Lease

We are advised by the vendor that the property is leasehold with 980 years remaining. We are also advised that the current service charge is approximately £1080 per annum and the ground rent is approximately £100 per annum. A buyer is advised to obtain verification from their solicitor or legal advisor.



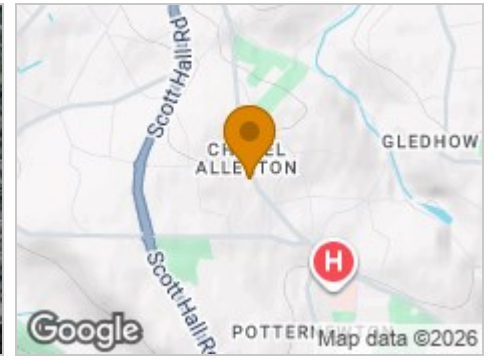
Road Map



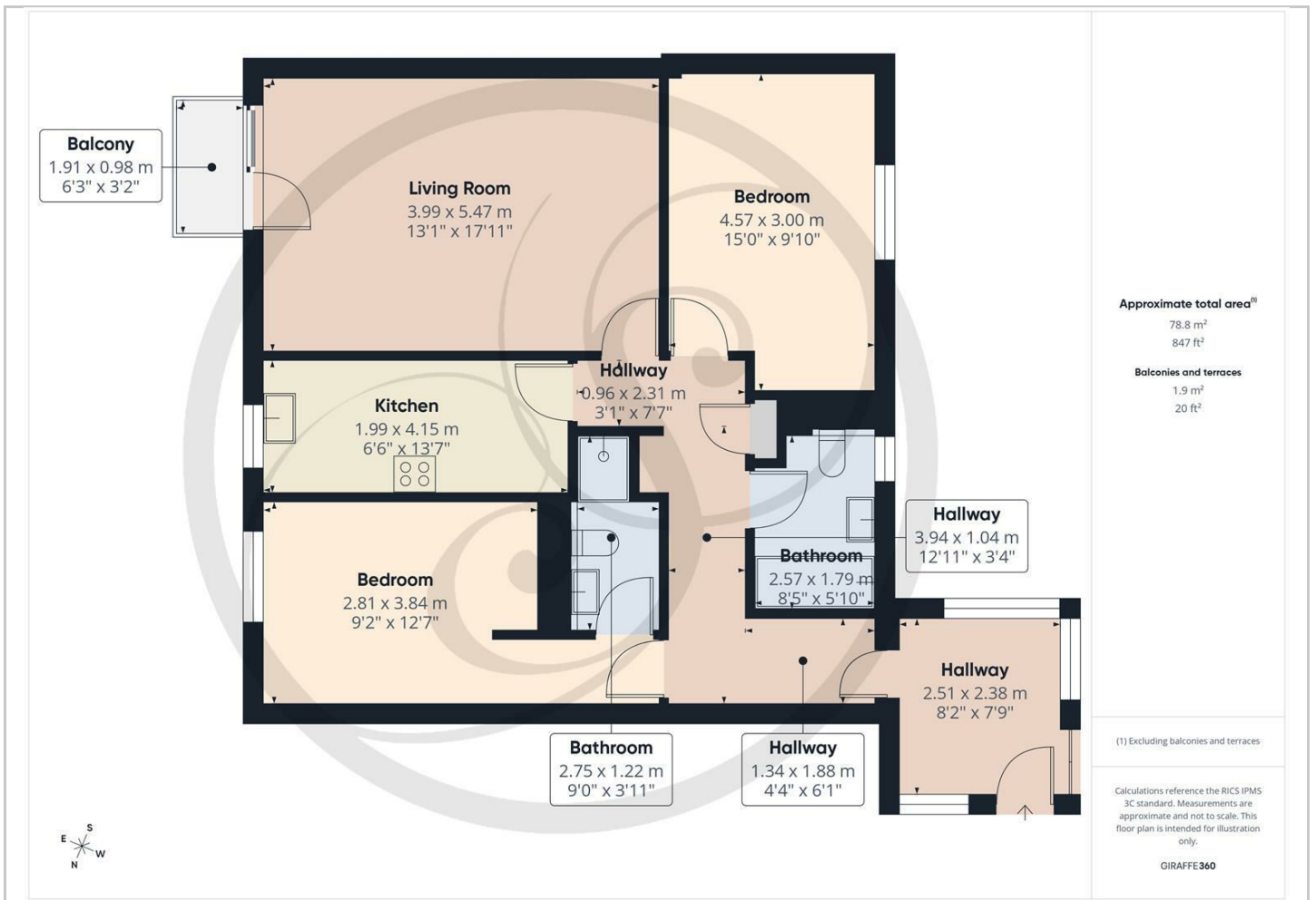
Hybrid Map



Terrain Map



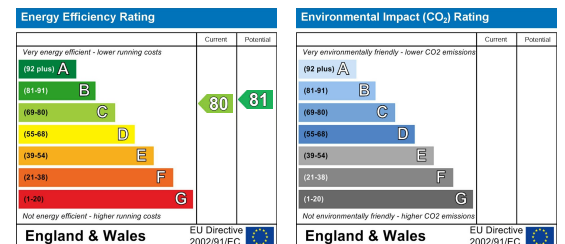
Floor Plan



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