



Stoneacre
Properties



Gledhow Court

Leeds, LS7 4NL

£175,000



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Entrance

Entering the property you're welcomed into the hallway which offers access to the accommodation within the property.

Lounge/Diner

The highlight of this property is without question the spacious lounge/dining area. With stripped wood flooring that has been carefully restored and finished with an oil to protect it from direct sunlight, and the large window which floods the room with natural light and provides fantastic woodland views. The lounge offers ample space for seating and a formal dining space, as well as access to the kitchen.

Kitchen

Newly installed by the current owner, this bespoke wooden kitchen offers a real touch of character. With a Belfast sink, freestanding oven with electric hob and space for washing machine, it also offers plenty of storage space.

Bathroom

Fully renovated within the last 12 months by the current owner, this part tiled bathroom comprises shower over bath, toilet and sink with black fixtures and fittings.

Bedroom 1

Great sized double bedroom, with large window, with restored and vanished wood flooring. Ample space for bedroom furniture.

Bedroom 2

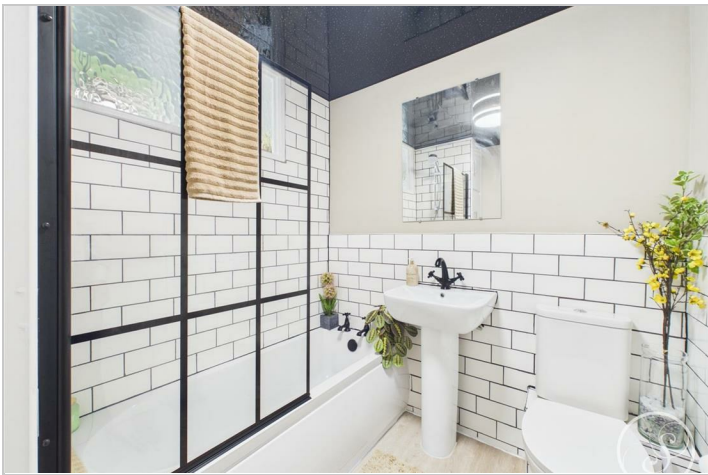
Good sized single bedroom/home office, with restored and vanished wood flooring.

External

The property sits within well maintained grounds, and benefits from resident permit parking and a private garage. Gledhow Court has also recently had a brand new roof. The development is also expecting the installation of solar panels which each flat will benefit from.

Lease

We are advised by the vendor that the property is leasehold with approximately 945 years remaining. The current service charge is approximately £755 per quarter but is expected to revert back to its original of £584 per quarter now the new roof has been installed. This includes the ground rent. A buyer is advised to obtain verification from their solicitor or legal advisor.



Road Map



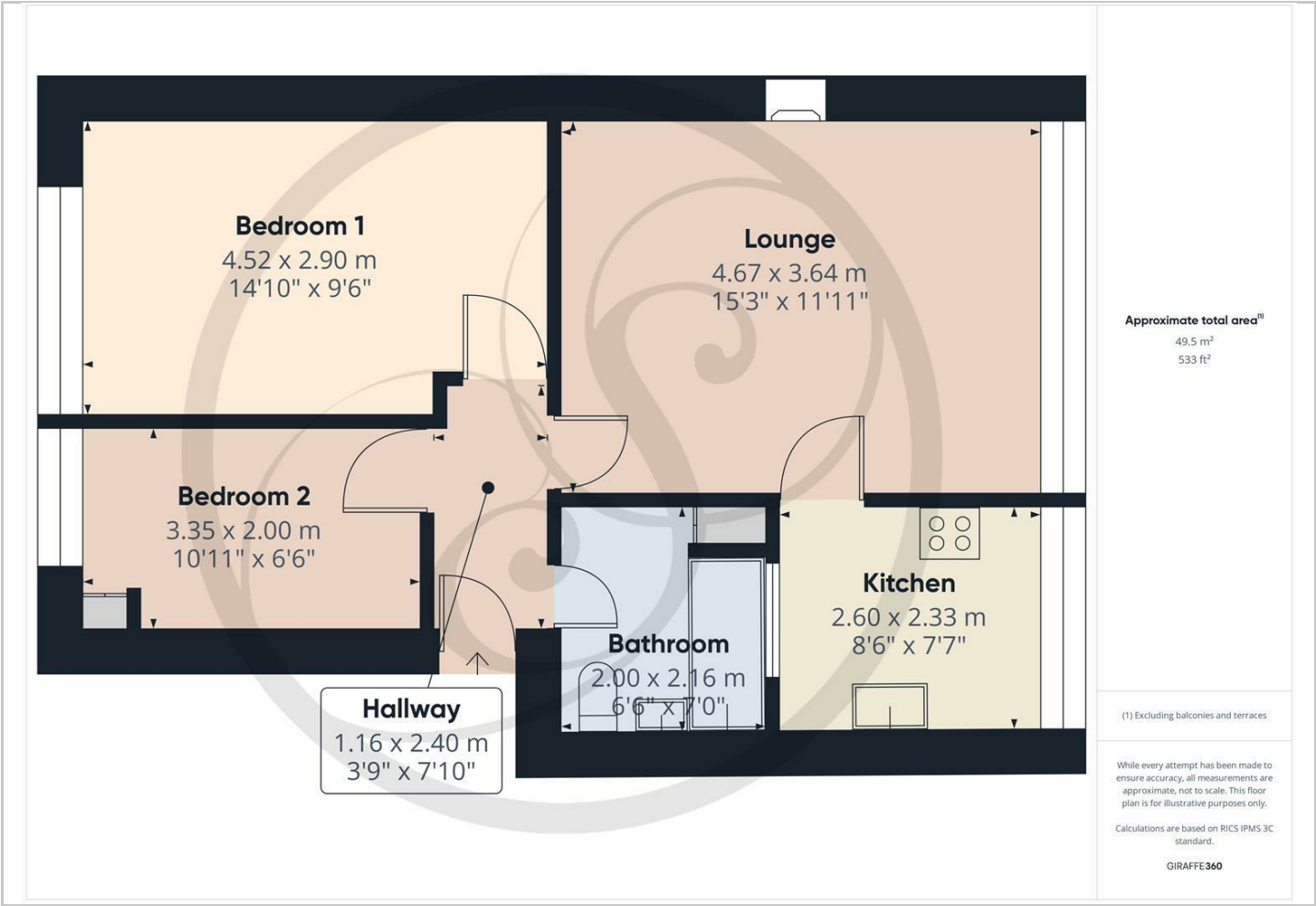
Hybrid Map



Terrain Map



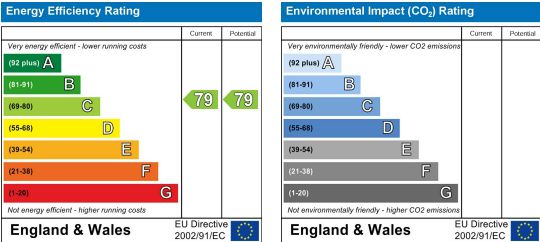
Floor Plan



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.