



Stoneacre  
Properties



## 11 Tay Court

20 Falkland Rise Leeds, LS17 6UZ

Asking Price £200,000



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Tay Court is located in a prime LS17 position. The development benefits from being within easy walking distance of the vibrant retail and leisure facilities of both Chapel Allerton and Moortown, including a wide variety of bars, restaurants and independent shops and cafes. There are also convenient transport links to Leeds City Centre and Harrogate via car or bus.

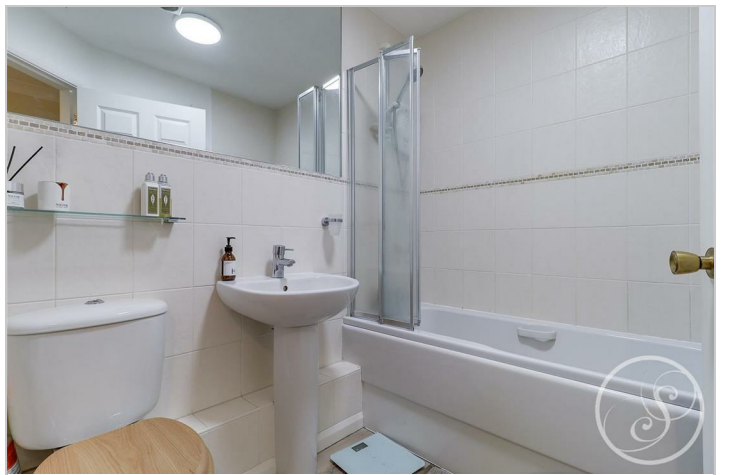
The well presented communal areas offer a secure intercom entry system, postboxes and access to the second floor apartment via stairs or lift.

The generous open plan, dual aspect lounge-dining area has ample space for both living and dining furniture and features Juliet balcony, with the modern fitted kitchen having a range of wall and base units, brick tiled splashback and integrated appliances including fridge-freezer, microwave, oven, extractor hood and gas hob, with space and plumbing for washing machine.

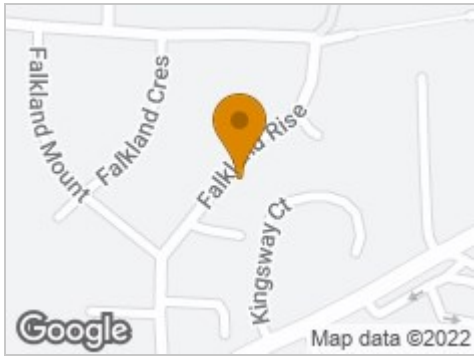
The spacious master bedroom has a range of fitted wardrobes and dressing table, along with access to the en-suite shower room. There is a further double bedroom, with fitted wardrobes, and house bathroom in addition. There is also gas central heating throughout the property.

Externally the property benefits from well maintained communal areas and an allocated parking space, along with several visitor spaces.

Lease - We are advised by the vendor that the property is leasehold with a term of 166 years remaining. The current service charge is approximately £1,872 per annum and there is no ground rent payable. A buyer is advised to obtain verification from their solicitor or legal advisor.



## Road Map



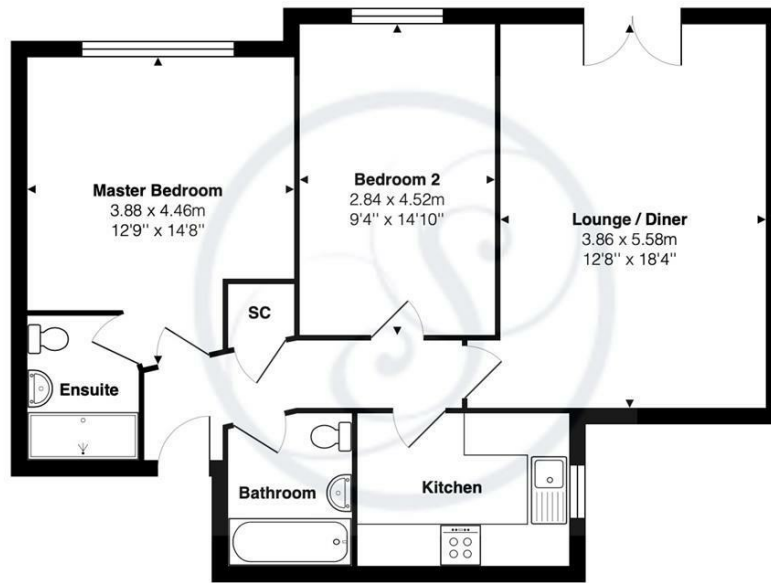
## Hybrid Map



## Terrain Map



## Floor Plan



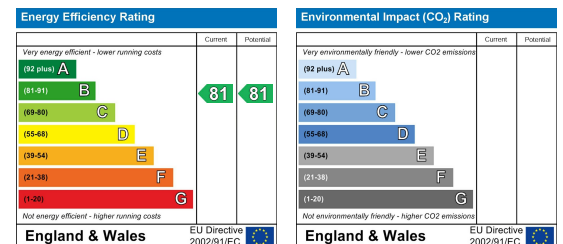
Total Area: 71.7 m<sup>2</sup> ... 771 ft<sup>2</sup>

All measurements are approximate and for display purposes only

## 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.