



Stoneacre  
Properties



## Leaffield Close

Leeds, LS17 5BT

£125,000



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## Entrance

Stepping into the private entrance, there is a hallway with stairs leading up to the landing which benefits from two useful storage cupboards.

## Lounge

Spacious lounge area, offering access to the sunny balcony and bedroom.

## Kitchen

A brand-new, contemporary fitted kitchen featuring a range of wall and base units, complete with an integrated cooker, electric hob, extractor, built-in microwave and new fridge freezer. The space is finished with new flooring, stylish tiling, and a modern sink, all enhanced by a smart lighting system. It also includes a breakfast bar, ideal for enjoying your morning cuppa.

## Bathroom

Modern fully tiled 3-piece bathroom comprising shower over bath, toilet, sink and towel rail.

## Bedroom

Good sized bedroom with built in cupboard area. Pleasant outlook over communal gardens to the rear.

## Balcony

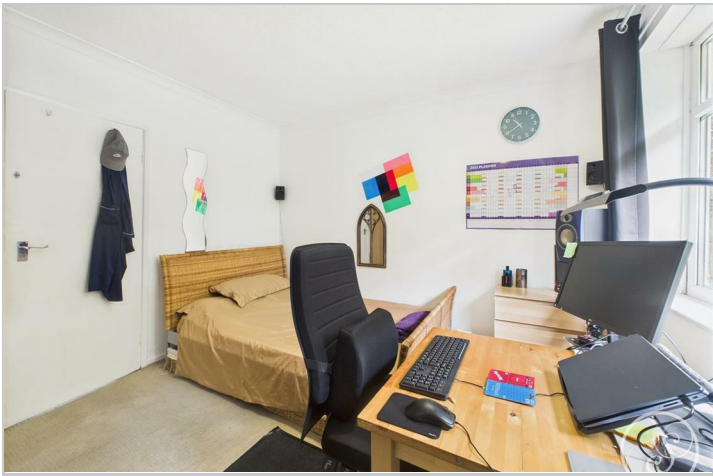
Accessed from the lounge, the balcony is perfect for sitting out and enjoying the sun.

## External

Externally, the property boasts a lovely communal rear garden, laid to lawn and on street parking.

## Lease

We are advised by the vendor that the property is leasehold with a remaining term of 90 years approximately. The current service charge is £274.27 per annum (£22.85 per month) and this includes the £10 annual ground rent. A buyer is advised to obtain verification from their solicitor or legal advisor.



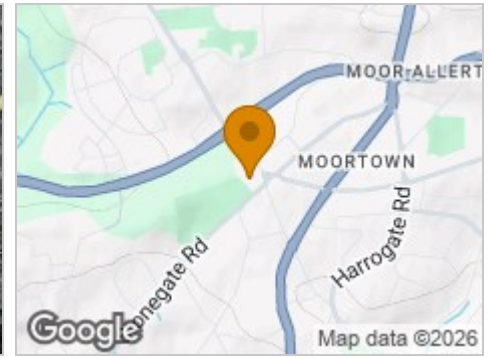
## Road Map



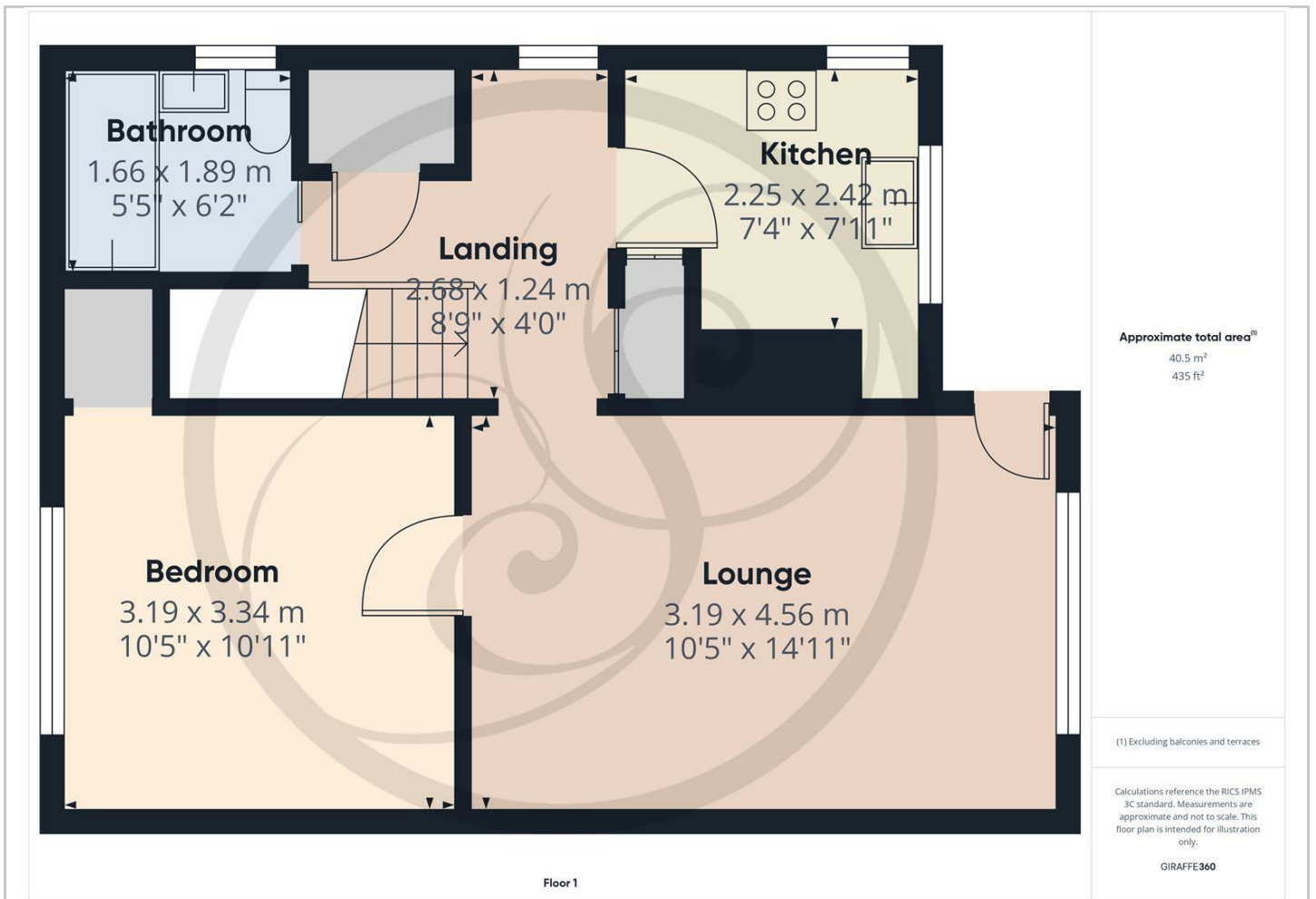
## Hybrid Map



## Terrain Map



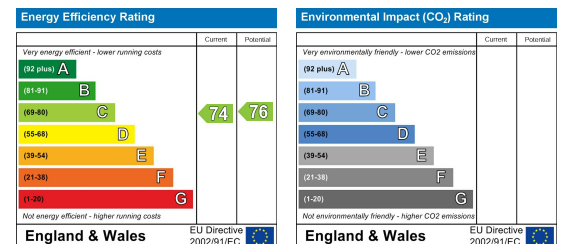
## Floor Plan



## 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.