



Stoneacre
Properties



97 The Drive

Alwoodley Leeds, LS17 7QG

Offers Over £400,000



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Entrance

A private front door leads you in to the spacious hallway which offers access throughout the apartment, as well as to two useful storage cupboards.

Lounge/Diner

Situated to the far end of the apartment is this wonderful open plan living space. Accessed from the hallway via double glass doors the room is laid to carpet and offers a wonderful space for hosting and socialising with an abundance of seating space as well as a dedicated dining area, and French doors that lead out to the patio and communal grounds. The room is wonderful and airy being flooded with natural light and boasts a feature fireplace as well as decorative coving.

Kitchen

Modern and well presented kitchen is made up of wall and base units and comprises an array of integrated appliances including double oven, gas hob with extractor above, and offers space and plumbing for washing machine, and space for fridge/freezer. The kitchen offers an abundance of storage space as well as a breakfast bar seating area and is finished with solid worktops.

Bedroom 1

The primary bedroom is vast in size and offers an exceptional amount of storage with fitted wardrobes running most of the perimeter of the room, as well as built in drawers, dressing table and bed side tables. The room is laid to carpet and is complete with en-suite bathroom.

En-suite

Modern tiled bathroom with walk in shower, toilet, sink and towel radiator.

Bedroom 2

Second double bedroom again boasting fitted wardrobes, the room will comfortably accommodate a double/king size bed as well as additional bedroom furniture.

Bedroom 3

Third bedroom currently set up as a home office with fitted wardrobes.

Bathroom

Main bathroom comprising shower over bath, toilet and sink.

External

The apartment sits within beautifully presented communal grounds and the apartment comes with an allocated parking space as well as private garage. A private patio area is situated outside the French doors, a wonderful space for a morning coffee.

Garage

Situated to the far left of the garage block. A fantastic storage space, the garage is complete with electric up and over door.

Lease

We are advised by the vendor that the property is leasehold with a term of 974 years. The current service charge is approximately £2300 per annum and the ground rent is £0 per annum. The buyer of the property will take ownership of 1/4 of the blocks

freehold. A buyer is advised to obtain verification from their solicitor or legal advisor.



Road Map



Hybrid Map



Terrain Map



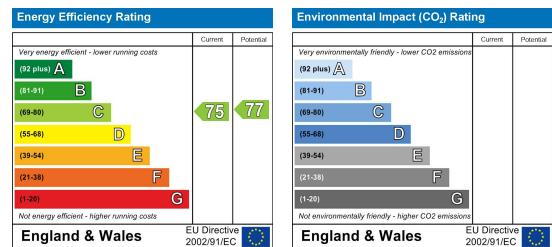
Floor Plan



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