



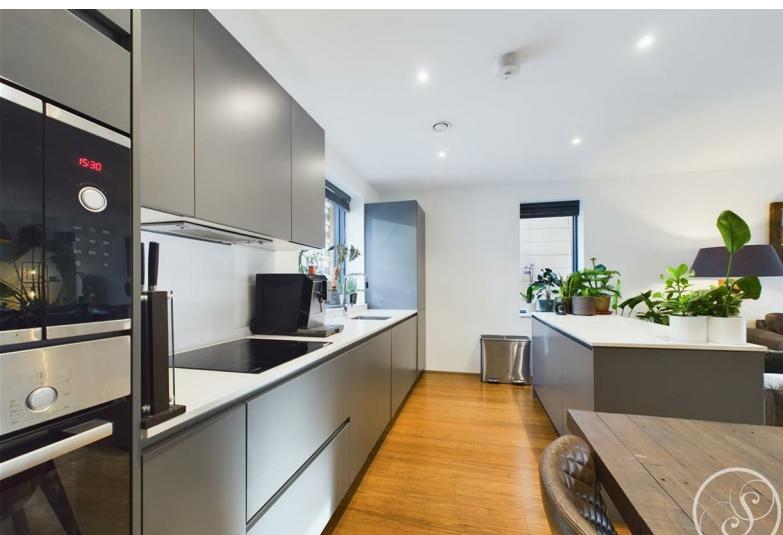
Stoneacre  
Properties



## Solar Avenue

Leeds, LS9 8FF

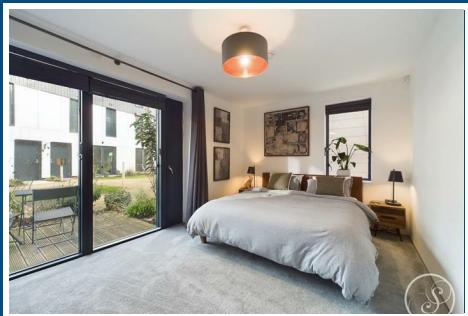
Offers In The Region Of £420,000



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## Entrance

Entering the property you are welcomed into the entrance hallway which offers access to two of the four bedrooms and the first of two bathrooms. A useful cloakroom cupboard for storage is to the left of the front door.

## Bedroom 1

A large double bedroom is laid to carpet with space for wardrobes and king / super king bed. Sliding door leads out to the decking.

## Bedroom 4

Situated to the front of the property is the smallest of the four bedrooms and makes an ideal home office. The room is laid to carpet.

## Bathroom

The ground floor bathroom is tiled with large walk in shower, toilet, sink and a large wall mounted mirror.

## Bedroom 2

To the first floor of the property is the second large double bedroom, again laid to carpet and with space for wardrobes and a king / super king bed.

## Bedroom 3

Third double bedroom situated to first floor.

## Bathroom

The second bathroom, situated on the first floor is tiled and comprises shower over full size bath, toilet and sink.

## Kitchen/Lounge/Diner

Situated to the second floor of the property is this wonderful open plan living space. Flooded with

natural light from the Juliet balcony with large glass doors, this room is a wonderful space for hosting and socialising and leads up to the roof terrace. Bamboo wood flooring runs throughout the entirety of the room and space is offered for a dedicated sitting area and formal dining space. The high quality kitchen is made up of handleless grey wall and base units and comprises integrated microwave, oven, induction hob, dishwasher, washer/dryer, fridge/freezer, and there is ample storage space as well as a kitchen island all finished with silestone worktops.

## Roof Terrace

This outdoor space is ideal for hosting friends and family or just relaxing allowing you to make the most of the good weather. Electrically operated glass door opens up to allow access to the terrace from the kitchen/living/diner.

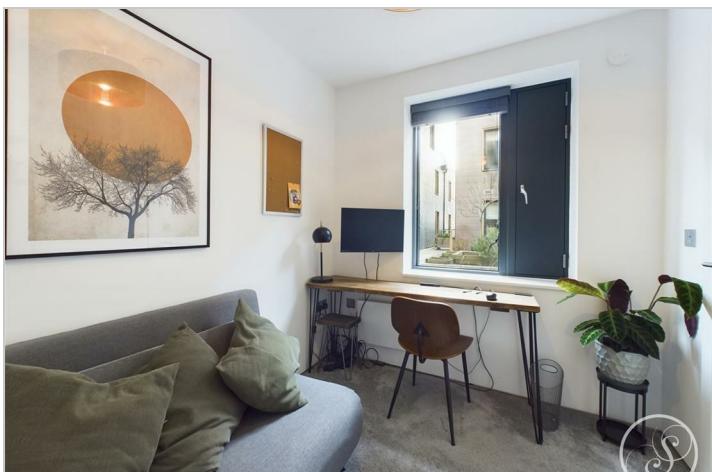
## Parking

The property comes with a secure underground parking space with EV charger.

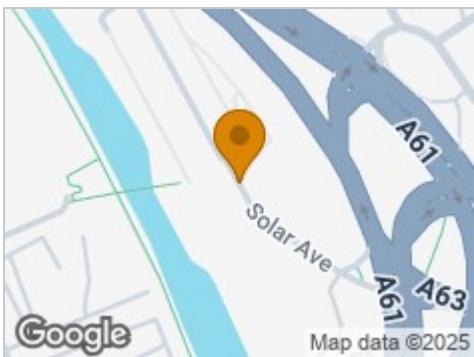
## Additional Information

We are advised by the vendor that the property is leasehold with c.994 years remaining. The current service charge is approximately £1400 per annum and there is no ground rent. A buyer is advised to obtain verification from their solicitor or legal advisor.

We are also advised, that upon completing on the property the new owner will purchase a community interest bond at £3,500 which allows you as the owner to purchase a share of the freehold. This bond is recoverable when you come to sell the property in the future.



## Road Map



## Hybrid Map



## Terrain Map



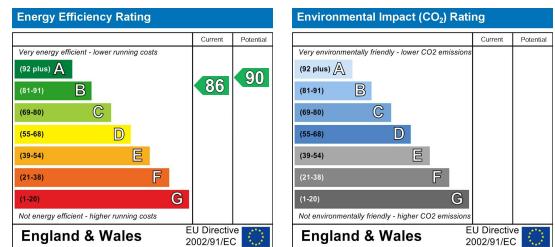
## Floor Plan



## 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.