



Stoneacre  
Properties



## Stainbeck Lane

Leeds, LS7 3PJ

£225,000



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PROPERTY IS LEASEHOLD  
DETAILS TO FOLLOW

## Entrance

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

## Bathroom

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

## Living/dining/kitchen

This fantastic open plan living space is complete with modern fitted kitchen, boasting integrated dishwasher, washing machine, electric hob and oven. The space also boasts a lovely dining area and living area. The highlight of this room is the floor to ceiling bi folding doors allowing access to the Juliette balconies which flood the room with natural light.

## Bedroom 1

Master bedroom laid to carpet which benefits from floor to ceiling windows out to the Juliette balconies.

## Bedroom 2

Good sized double bedroom laid to carpet with large window.

## External

Externally, the property boasts secure gated parking, a stones throw from the bustling high street of Chapel Allerton.

## Lease

We are advised by the vendor that the property is leasehold with a term of 993 years remaining. The

current service charge is approximately £650 per quarter. A buyer is advised to obtain verification from their solicitor or legal advisor. Ground rent included in service charge.



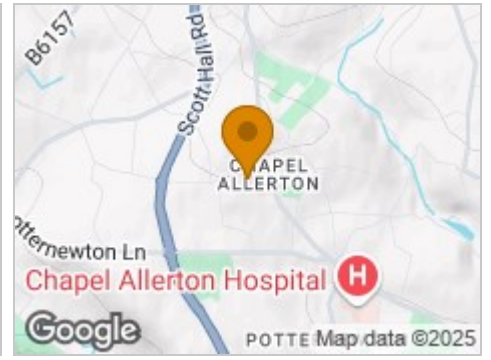
## Road Map



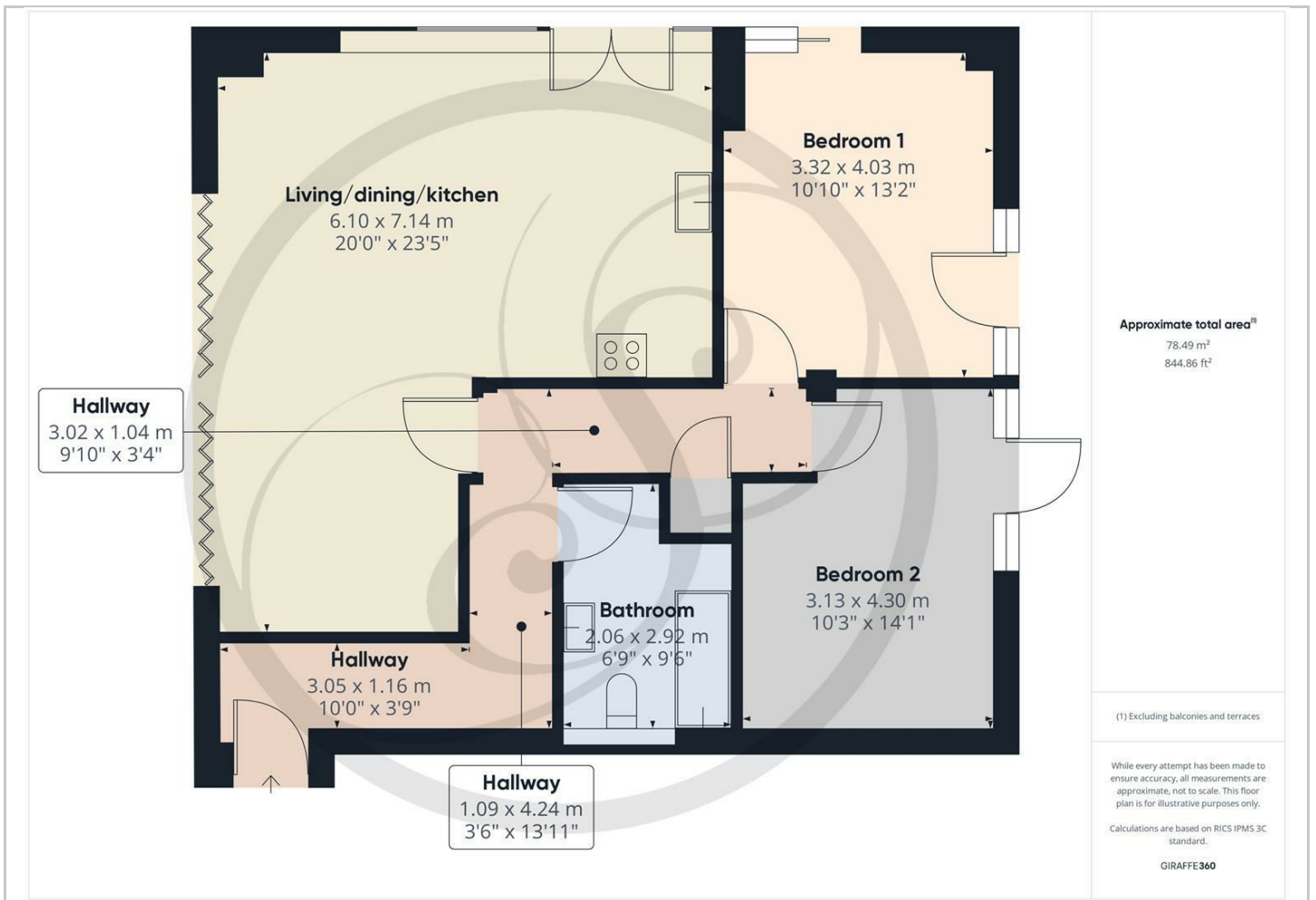
## Hybrid Map



## Terrain Map



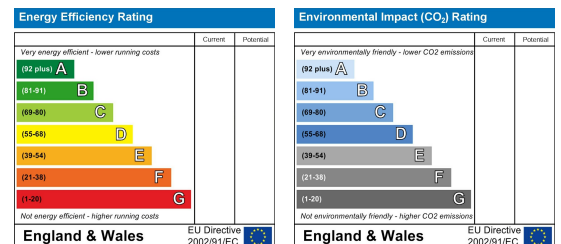
## Floor Plan



## 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



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