



**Stoneacre**  
Properties

**NORTH LEEDS**

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Cavendish Mews, Alwoodley, Leeds

**£229,950**



## Cavendish Mews, Alwoodley, Leeds, LS17 7AA

- 2 Double Bedrooms
- Ground Floor Flat
- Long Lease Term Remaining
- LS17, Alwoodley Location
- Garage
- Bathroom & Guest W/C
- Communal Gardens
- Off-Street Parking
- EPC Rating E
- Council Tax Band D



### \*\* TWO DOUBLE BEDROOM \*\* GROUND FLOOR APARTMENT \*\* WITH GARAGE \*\* LONG LEASE LENGTH \*\* \*\* ALWOODLEY, LS17 LOCATION \*\*

Stoneacre Properties are delighted to offer for sale a spacious and well presented two bedroom, ground floor apartment located in this sought after residential development just off the Harrogate Road in Alwoodley. A communal entrance with entry phone system leads to the front entrance door of the property, leading to the accommodation which briefly comprises of; an entrance hallway with storage and airing cupboard, a generously proportioned living room with bay window, separate kitchen, two double bedrooms both with a range of fitted furniture, a main bathroom and a separate guest w/c. The property includes a garage within the development alongside use of the communal gardens and off-street parking.

## ENTRANCE HALL

Karndean flooring throughout, radiator and ceiling coving.  
Access to a separate storage cupboard and airing cupboard.

## LIVING ROOM

Double glazed bay window, frosted glazing allowing natural light to flow through hallway, two radiators, door with inset glazing, ceiling coving.

## KITCHEN

A separate kitchen featuring a range of wall and base units with laminate worktop surface over and splashback tiling, stainless steel sink with drainer unit and mixer tap, electric hob with extractor hood over, fitted oven, integrated fridge/freezer, plumbing and space for washing machine and dishwasher, double glazed window, door with inset glazing.

## BEDROOM ONE

Spacious double bedroom with built in wardrobes and drawers, vinyl flooring, double glazed window, ceiling coving, radiator.

## BEDROOM TWO

Double bedroom with built in wardrobe and fitted wall storage unit, double glazed window, vinyl flooring, radiator, ceiling coving.

## BATHROOM

Fully tiled walls and floor, fitted bath

with tiled panel and mixer tap with wall mounted shower over and glass screen, low level w/c with push button flush, wash hand basin with mixer tap, chrome heated towel radiator, inset ceiling spotlights, extraction fan.  
Additional storage cupboard.

## GUEST W/C

Fully tiled walls and floor, frosted double glazed window, low level w/c with push button flush, wash hand basin with mixer tap, chrome heated towel radiator, inset ceiling spotlights.

## EXTERNAL

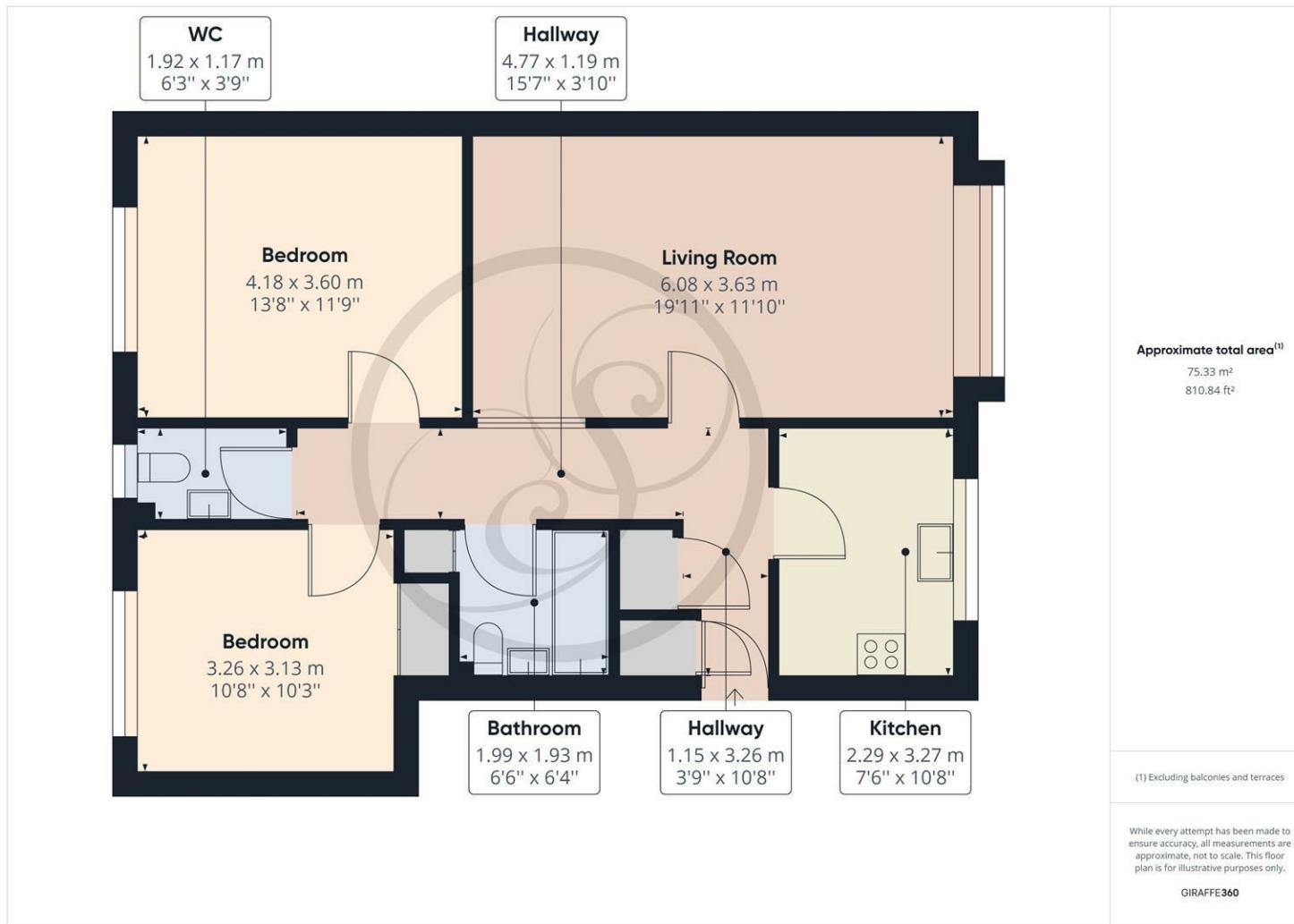
The property is set within well maintained communal gardens, off-street parking is available and this apartment is sold with a garage.

## LEASE AND SERVICE CHARGE DETAILS

Ground rent is included within the service charge.  
Lease has in excess of 950 years remaining.  
Service charges for the year 22/23 were £1,326.47.

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





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