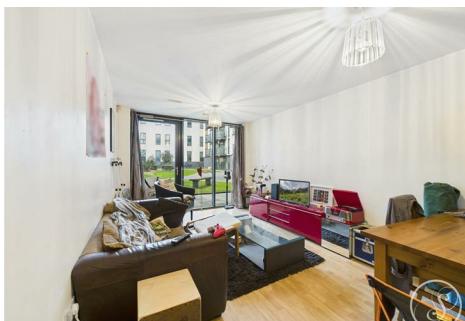




**Stoneacre**  
Properties



## **Skinner Lane, Leeds, LS7 1AR**

### **70% Shared ownership £89,250**

Nestled in the vibrant heart of Leeds on Skinner Lane, this delightful two-bedroom flat offers a perfect blend of modern living and convenience. The property features an open plan living space that creates a warm and inviting atmosphere, ideal for both relaxation and entertaining. Large windows allow natural light to flood the room, enhancing the sense of space and comfort.

The fitted kitchen is equipped with built-in appliances, making it a practical choice for those who enjoy cooking. The layout encourages a sociable environment, allowing you to engage with guests while preparing meals.

Both bedrooms are well-proportioned, providing a peaceful retreat at the end of a busy day. The flat also includes a contemporary bathroom, designed with both style and functionality in mind.

One of the standout features of this property is the access to communal grounds, offering a lovely outdoor space to unwind. Additionally, parking is available to rent, a valuable asset in a city centre location where convenience is key.

Living here means you are just moments away from a plethora of amenities, including shops, restaurants, and cafes, as well as excellent transport links that connect you to the wider city and beyond. This flat is an ideal choice for professionals or small families seeking a stylish home in a prime location. Don't miss the opportunity to make this charming apartment your own.

The property is being sold with a 70% shared ownership where the purchaser acquires 100% interest in the property but only pays a reduced percentage of the purchase price to the seller (70%), there is no rent to pay on the remaining 30% (peppercorn rent).

### Purchasing Conditions

Generally, applicants for shared ownership will need to meet the following criteria:

- Must be at least 18 years old.
- Household income of no more than £80000 per year and unable to afford to buy a home locally on the open market.
- First time buyer, i.e. doesn't already own a home. If the applicant already owns, they must be in the process of selling it.
- Buying the property as their main home – for owner occupation only.
- Must show that they are not in mortgage or rent arrears.
- Able to demonstrate that they have a good credit history (no bad debts or County Court Judgements) and can afford the regular payments and costs involved in buying a home.
- Local connection is preferable – live, work, have family and friends in the area or one of the adjoining parishes.

Please contact the office if you require any further information.

### Entrance

Intercom entry system offers access to the

communal area. Stairs / lift lead up to the flat. Entering the property you are welcomed into the spacious entrance hallway which offers access throughout the apartment and to a large storage cupboard.

### Living Space

Open plan living space accommodates a formal dining area as well as space for seating with access directly out to the communal garden. The modern fitted kitchen is complete with integrated oven, hob, sink with drainer and space for fridge/freezer.

### Bedroom 1

Large double bedroom is laid to carpet with ample space for bedroom furniture.

### Bedroom 2

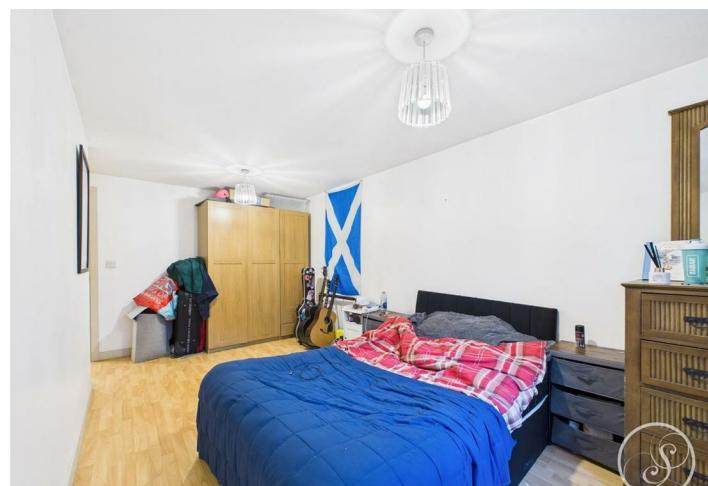
Second double bedroom laid to carpet.

### Bathroom

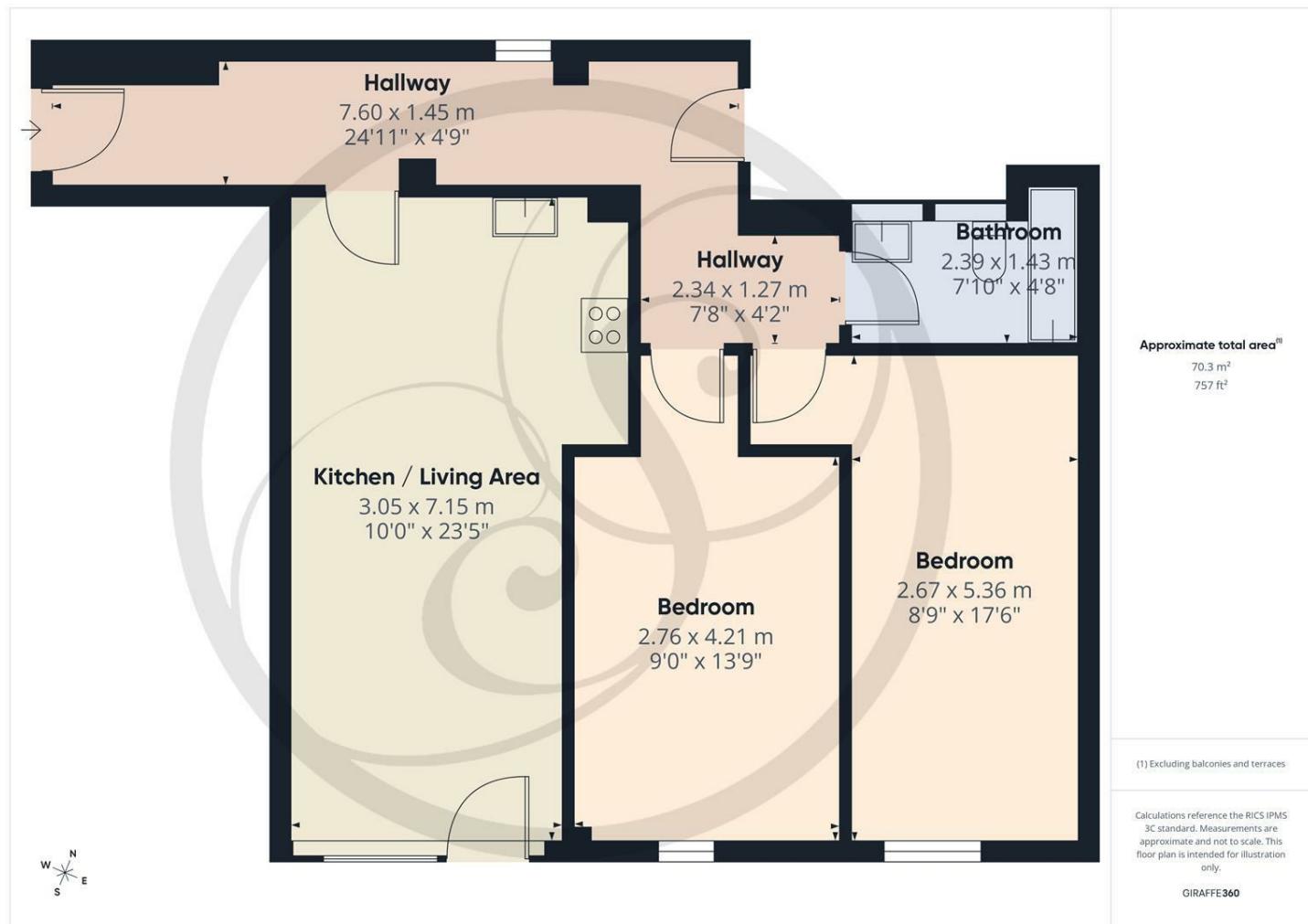
Comprising shower over bath, toilet and sink.

### Lease

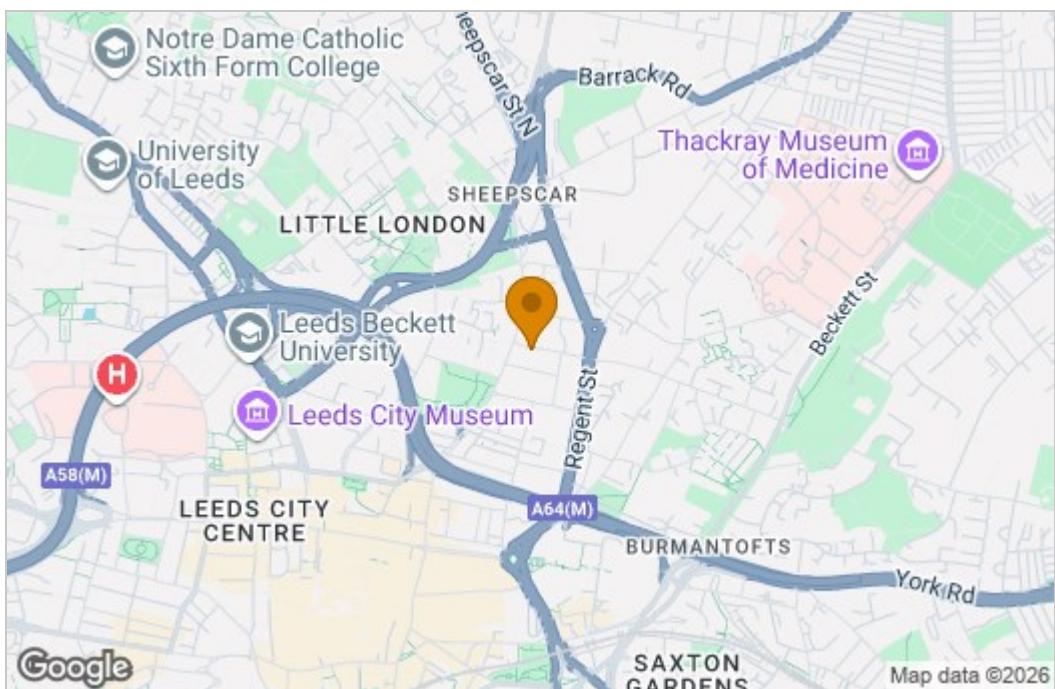
We are advised the property is leasehold with 150 years from 2004. The current service charge is £1748 and the ground rent is included in the service charge. A buyer is advised to obtain verification from their solicitor or legal advisor.



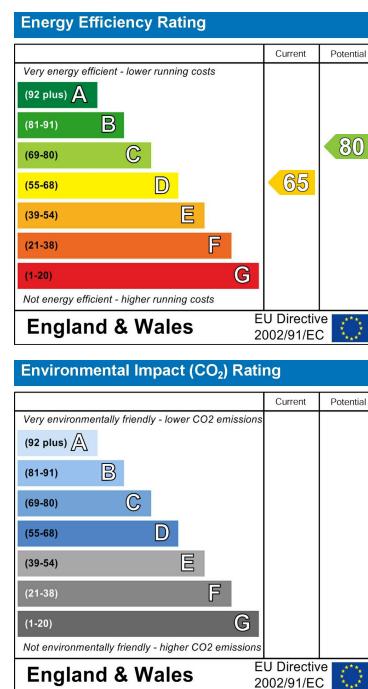
## Floor Plan



## Area Map



## 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.

