



Stoneacre  
Properties



## Wood Close

Chapel Allerton Leeds, LS7 3RT

£135,000



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## COMMUNAL ENTRANCE

Well presented communal areas, intercom entry system.

## ENTRANCE HALL

Entering the property, you're welcomed into the entrance hallway which benefits from both a large storage cupboard and large cloakroom cupboard.

## LOUNGE

Bright and spacious lounge with floor to ceiling double glazed windows which floods the room with natural light, complete with attractive wood effect flooring.

## KITCHEN

A modern newly fitted kitchen featuring a range of wall and base units, complete with oven and extractor. The room also accommodates space for a small dining table, making it ideal for casual dining.

## BEDROOM

Good sized double bedroom with useful built in wardrobe storage cupboard.

## BATHROOM

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

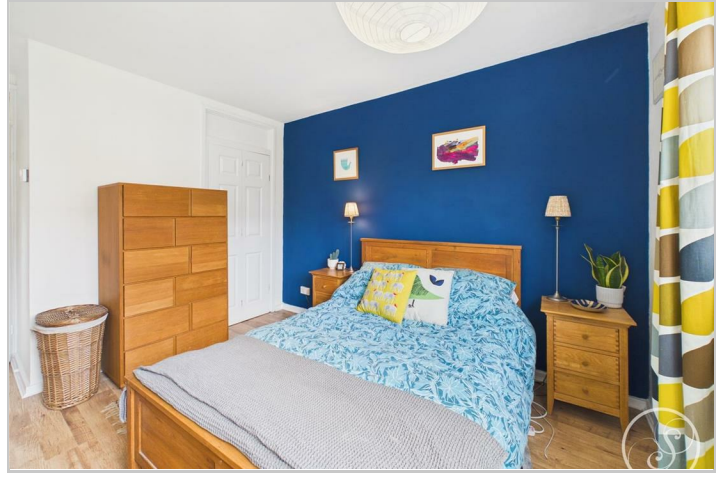
## EXTERNAL

The property is situated within very well maintained communal grounds and benefits from a residents only car park.

## LEASE

We are advised by the vendor that the property is share of the freehold with a term of approximately

955 years remaining. The current service charge is approximately £1980 per annum and includes the ground rent. A buyer is advised to obtain verification from their solicitor or legal advisor.



## Road Map



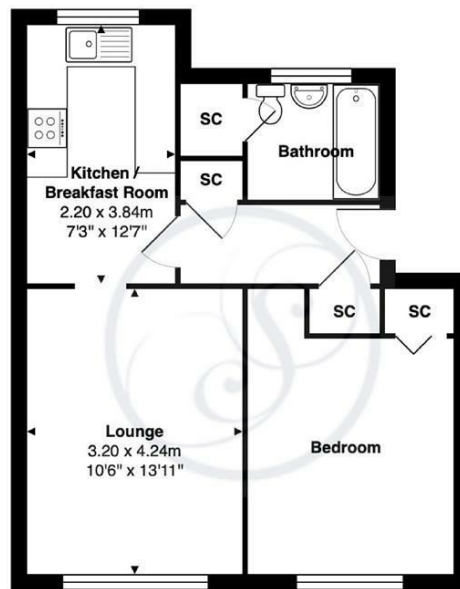
## Hybrid Map



## Terrain Map



## Floor Plan



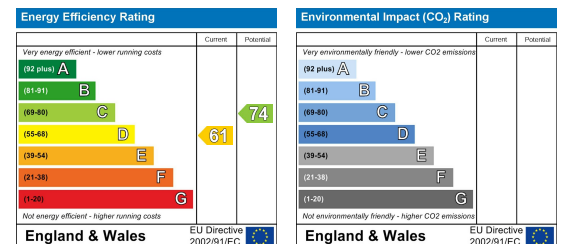
Total Area: 44.8 m<sup>2</sup> ... 482 ft<sup>2</sup>

All measurements are approximate and for display purposes only

## 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.