



Stoneacre
Properties



Marsh Lane

Leeds, LS9 8AU

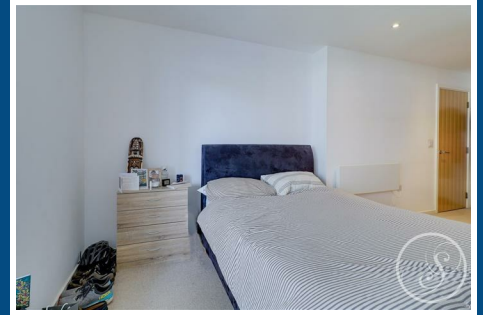
£159,950



Marsh Lane

Leeds, LS9 8AU

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Entrance Hall

Laminated wood strip flooring, inset spotlights, electric panel heater, storage cupboard with plumbing for washing machine, access to all rooms.

Reception Room

Laminated wood strip flooring, inset spotlights, double glazed door leading to balcony, electric panel heater, open plan to kitchen.

Open Plan Kitchen

Range of modern fitted wall and base units, built in oven and four ring electric hob with extractor hood over, circular bowl stainless steel sink unit, under counter integrated fridge, inset spotlights.

Bedroom 1

Double glazed window, double glazed door leading to balcony, electric panel heater, inset spotlights.

En-suite Shower Room

Modern suite comprising walk in shower cubicle, wash hand basin, low level WC, inset spotlights, part tiled walls, tiled flooring.

Bedroom 2

Double glazed window, electric panel heater, inset spotlights.

Bathroom

Modern suite comprising tiled bath with shower attachment, low level WC, pedestal wash hand basin, tiled flooring.

Balconies

There are two separate balconies. One is accessed via the reception room and one is accessed via the main bedroom.

Lease

We are advised by the vendor that the property is leasehold with a term of 150 years from 2006. The current service charge is approximately £508.82 per quarter and the ground rent is £62.50 per quarter. A buyer is advised to obtain verification from their solicitor or legal advisor.



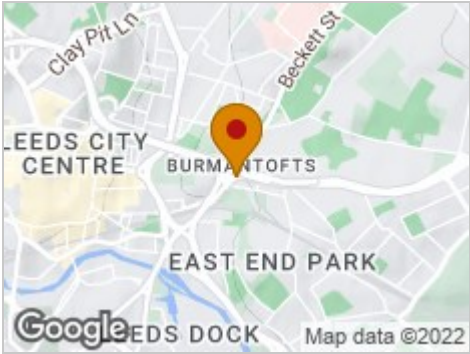
Road Map



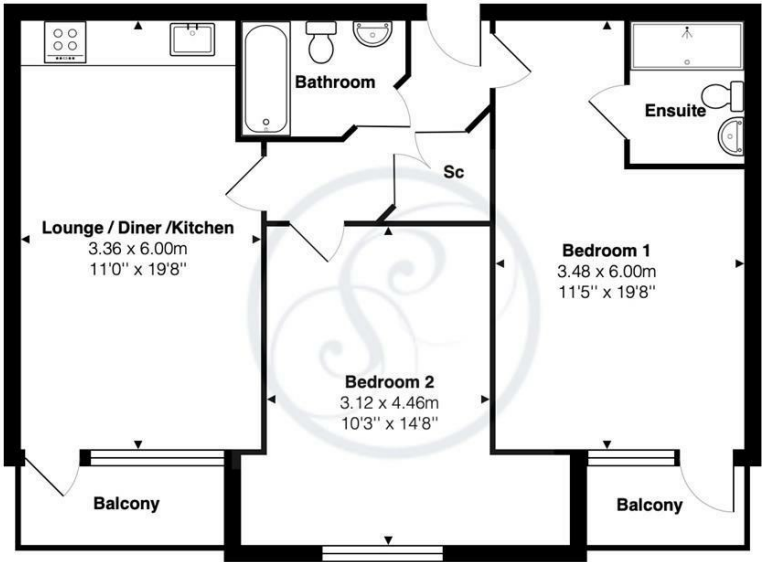
Hybrid Map



Terrain Map



Floor Plan



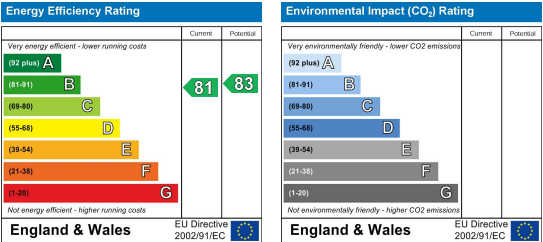
120, Gateway East, Marsh Lane, LS9 8AU
Total Area: 66.9 m² ... 720 ft² (excluding balcony)

Whilst every effort has been made to ensure the accuracy of the floor plan, measurements of doors, windows and rooms and any other items are approximate and responsibility is taken for any error, omissions or mis-statement. The plan is for illustrative purposes only and should be used as such.

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.