Stoneacre Properties

# Stainbeck Lane

Leeds, LS7 3PJ

£200,000

2 2 1 C

# Stainbeck Lane

Leeds, LS7 3PJ

## £200,000

### Communal Entrance
Well presented communal areas, stairs to first floor apartment entrance.

### Entrance Hall
Entrance hall with wood strip laminate flooring, intercom entry phone, alarm panel, utility cupboard with central heating boiler and space for washing machine.

### Kitchen
Modern fully fitted kitchen featuring a range of white gloss wall and base units, stainless steel sink drainer, integrated appliances including fridge-freezer, dishwasher, oven, hob and extractor hood.

### Lounge/Diner
Wood strip laminate flooring, double glazed floor to ceiling windows with French doors out to private terrace, radiator.

### Primary Bedroom
Double glazed floor to ceiling windows with en-suite.

### En-suite
Tiled with walk in shower, toilet and sink.

### Bedroom 2
Double glazed floor to ceiling windows and radiator.

### Bathroom
Fully tiled bathroom comprising of bath with shower over, W.C, wash hand basin and chrome heated towel rail.

### Externally
'Concept' is an exclusive luxury development located in central Chapel Allerton within a secure gated development. There is an allocated parking space within the grounds along with communal gardens.

### Private terrace
Private terrace accessed from the lounge/diner, providing a lovely extension of the living space and an ideal spot to enjoy some fresh air or relax outdoors.

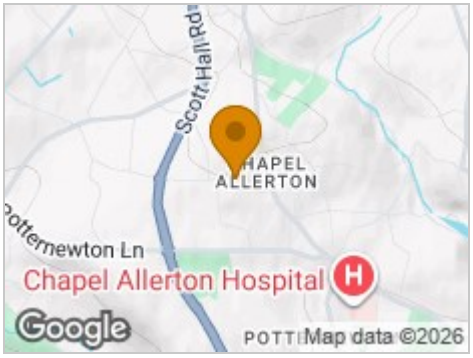
### Lease
We are advised by the vendor that the property is leasehold. The length remaining on the lease is 103 years. The current service charge is £1680 per annum and ground rent is £423 per annum. A buyer is advised to obtain verification from their solicitor or legal advisor.

Tel: 0113 237 0999

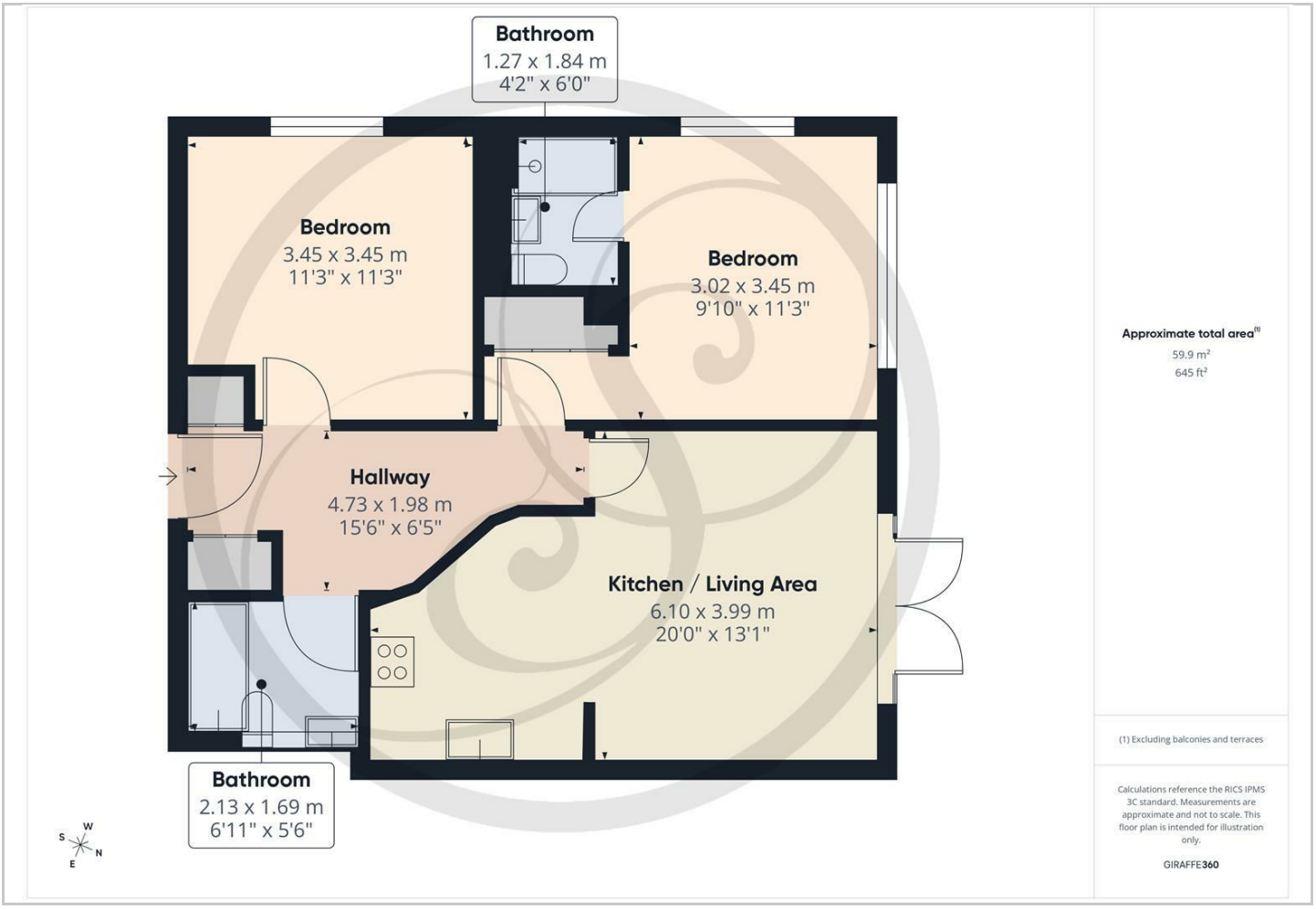
## Road Map

## Hybrid Map

## Terrain Map



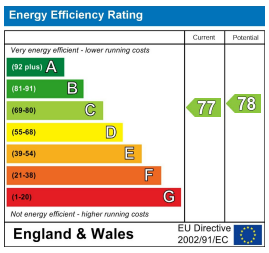

## Floor Plan

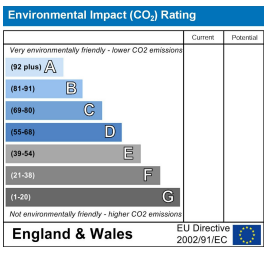



## Viewing

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




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 firms employment has the authority to make or give any representation or warranty in respect of the property.

184 Harrogate Road, Leeds, West Yorkshire, LS7 4NZ
Tel: 0113 237 0999 Email: north@stoneacreproperties.co.uk https://www.stoneacreproperties.co.uk