



Stoneacre  
Properties



## Highthorne Court

Shadwell Leeds, LS17 8NW

£190,000



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### \*\*\* IDEAL FIRST TIME BUYER PROPERTY \*\*\*

Stoneacre Properties are pleased to offer for sale this well presented first floor apartment, located in this sought after development just off Shadwell Lane. The property offer fantastic transport links from Shadwell Lane and easy access to an array of local shops, bars and restaurants. The accommodation briefly comprises; communal entrance, entrance hall, inner hallway, lounge-diner, kitchen, master bedroom with en-suite, second double bedroom and bathroom. Externally the property benefits from off street parking and access to communal gardens. The property must be seen to truly appreciate what it has to offer.

### COMMUNAL ENTRANCE

Intercom entry. Stairs lead up to the first floor.

### ENTRANCE

There is an entrance lobby that leads to the wider hallway which offers access throughout the property including to the store cupboard.

### LOUNGE/DINER

Spacious living room laid to carpet with ample space for seating and dining. Two double glazed windows, two radiators. The lounge provides access to the kitchen. Intercom entry phone.

### KITCHEN

Featuring a range of fitted wall and base units with complimentary work surfaces and tiled splashback, stainless steel sink drainer, built in oven, electric hob with extractor hood over, space for fridge/freezer and washing machine. Double glazed window, tiled floor, radiator.

### BEDROOM ONE

Built in wardrobes with mirrored doors, double glazed window, radiator, door to en-suite.

### EN-SUITE

Low level W.C., pedestal wash hand basin, walk in shower cubicle, extractor fan, double glazed window, radiator.

### BEDROOM TWO

Double bedroom with fitted wardrobes, double glazed window, radiator.

### BATHROOM

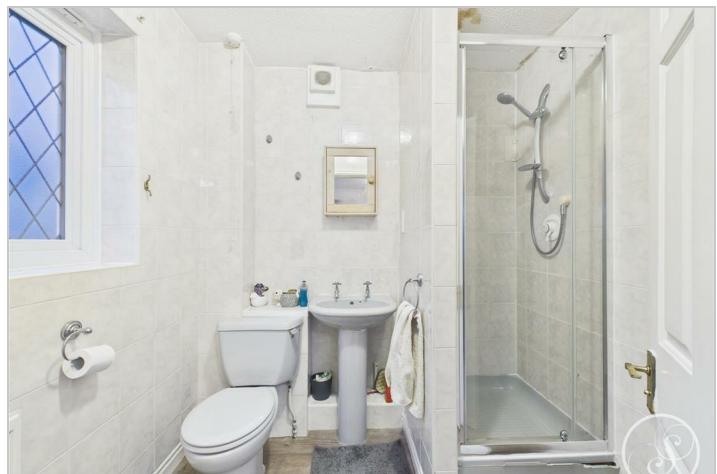
Updated by the current owner. The bathroom comprises bath with shower over, low level W.C, pedestal wash hand basin, extractor fan, radiator.

### EXTERNAL

The property benefits from two allocated off street parking spaces and access to communal gardens.

### LEASE

We are advised by the vendor that the property is leasehold with a term of circa 154 years. The current service charge is approximately £133 per month and the ground rent is £140 per annum, A buyer is advised to obtain verification from their solicitor or legal advisor.



## Road Map



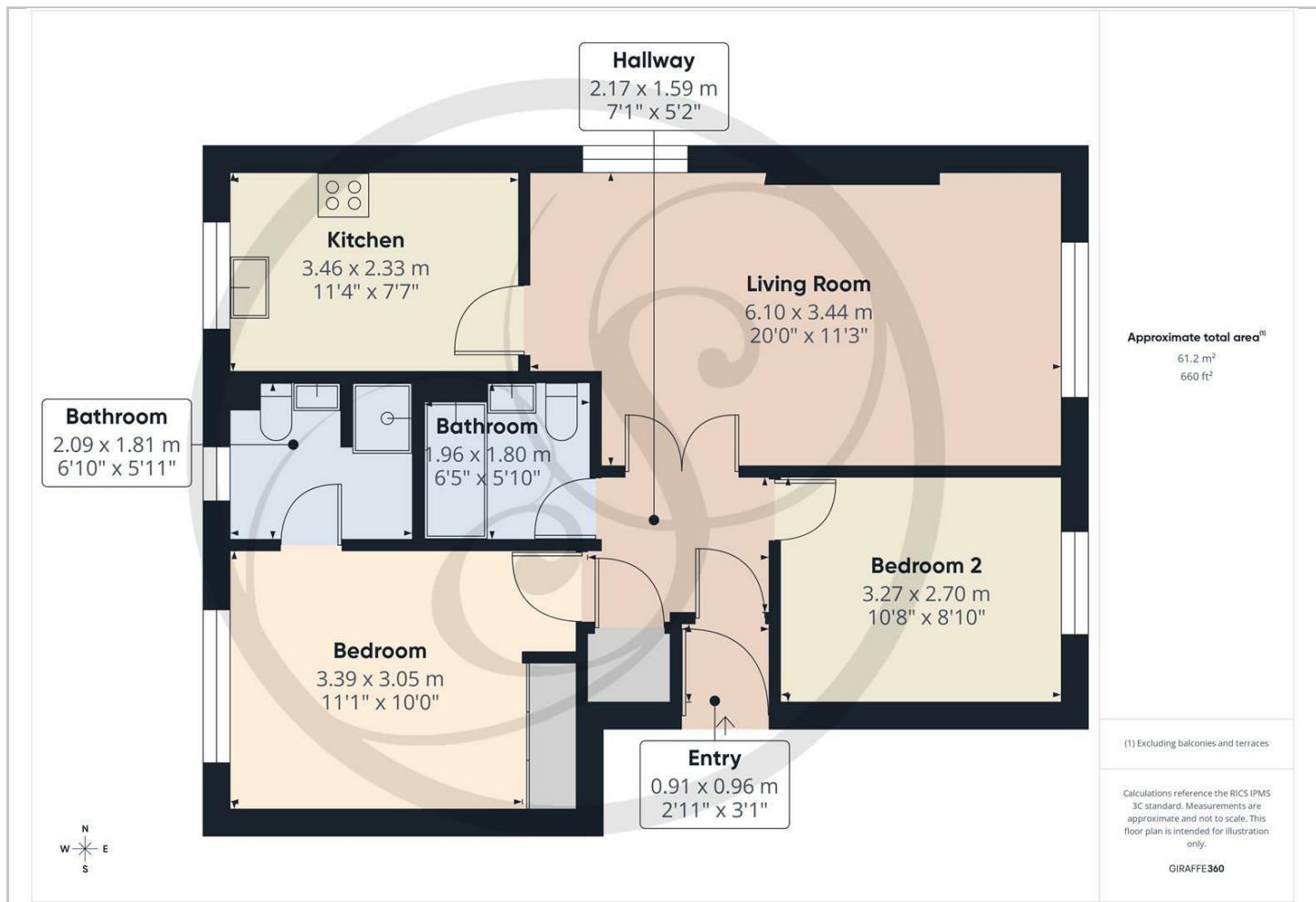
## Hybrid Map



## Terrain Map



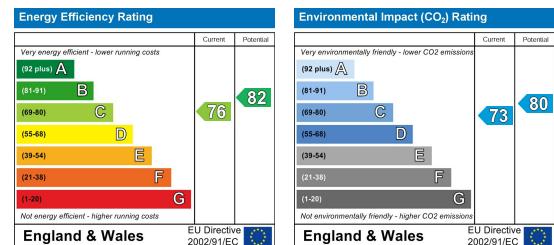
## Floor Plan



## 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.