



**Stoneacre**  
Properties



## **Back Highthorne Street, Leeds, LS12 3DA**

**£80,000**

Nestled on Back Highthorne Street in the vibrant area of Armley, Leeds, this charming one-bedroom flat offers a delightful living experience spread over two levels. The property features an open-plan living kitchen that creates a spacious and inviting atmosphere, perfect for both relaxation and entertaining.

The double bedroom provides a comfortable retreat, ensuring a peaceful night's sleep. The flat is ideally suited for first-time buyers or those looking for a buy-to-let opportunity, making it a versatile choice for various lifestyles.

One of the standout features of this property is its excellent access to Leeds City Centre, allowing residents to enjoy the bustling urban life while still being able to retreat to a quieter neighbourhood. Additionally, local amenities are within easy reach, providing convenience for everyday needs.

This property presents a fantastic opportunity to own a well-located flat in a thriving area, combining modern living with accessibility. Whether you are looking to make your first step onto the property ladder or seeking a promising investment, this flat is certainly worth considering.

### Entrance

The property is accessed via its own private door and leads into the open plan living space. Stairs lead down to the lower ground.

### Living Space

Open plan living space offers space for seating and dining and is complete with a fitted kitchen comprising integrated oven and gas hob with extractor above, sink with drainer and space for washing machine, and under counter fridge and freezer.

### Bedroom

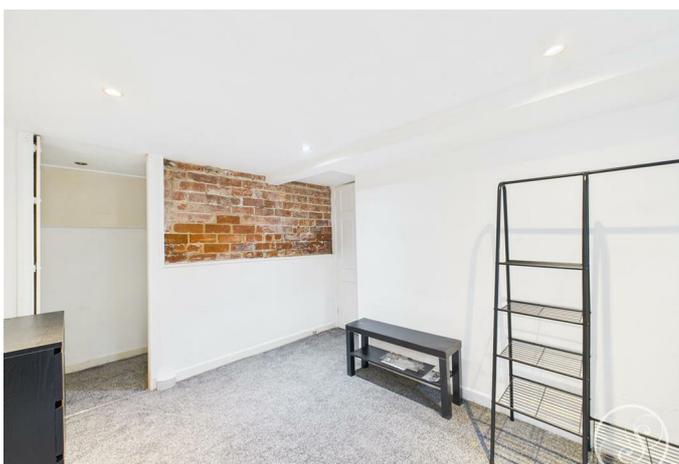
Double bedroom laid to carpet with ample space for storage.

### Bathroom

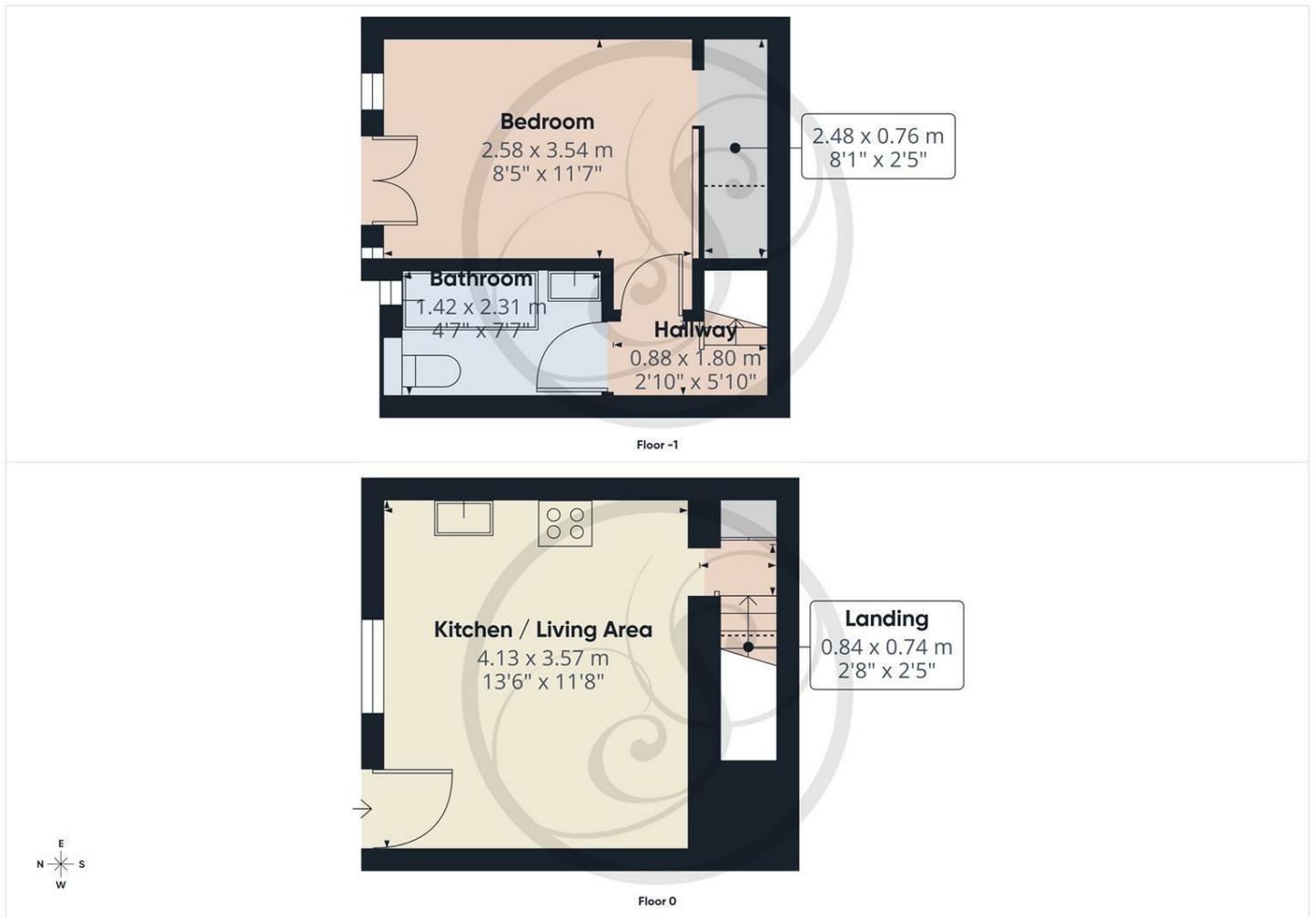
Comprising bath, toilet and sink.

### Lease

We are advised by the vendor that the property is leasehold with a term of 999 years from 2007. We are advised there is no service charge and ground rent is peppercorn. A buyer is advised to obtain verification from their solicitor or legal advisor.



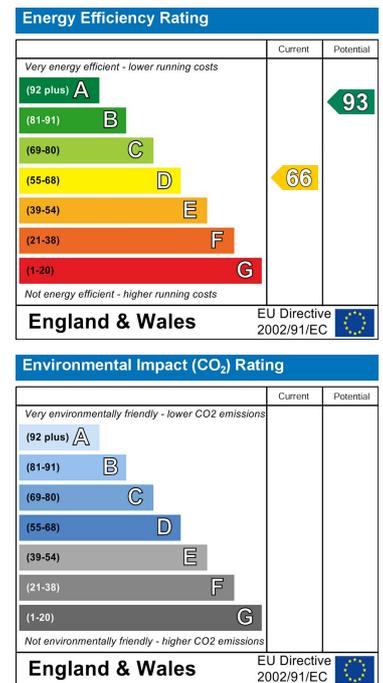
## Floor Plan



## 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.

184 Harrogate Road, Leeds, West Yorkshire, LS7 4NZ

Tel: 0113 237 0999 Email:

north@stoneacreproperties.co.uk <https://www.stoneacreproperties.co.uk>

View properties before they come on the market by following us on Instagram - @stoneacreproperties

