



Stoneacre
Properties



Low Lane

Horsforth Leeds, LS18 4GS

£260,000



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Communal Areas

Well maintained communal areas. Two lifts leading up to the 5th floor. Intercom entry system.

Entrance Hallway

Front door leads into spacious Entrance Hallway. The Entrance Hallway offers access to storage cupboard, Lounge and Kitchen/Diner, Bedroom 1, Bedroom 2, and Family Bathroom. To the right of the front door in the communal area is a further private storage cupboard.

Lounge & Kitchen/Diner

23'5" x 13'10" (7.16 x 4.24)

This stunning open plan Kitchen, Lounge and Diner offers fantastic space for hosting and socialising, as well as stunning multi-aspect views and access out to the balcony. The lounge and dining area comprises wooden floor that runs through from the hallway. The premium quality kitchen is made up of wall and base units, quartz worktops, a stainless-steel bowl sink as well as integrated AEG appliances, including: microwave, oven, electric hob, extractor fan, dishwasher, washer/ dryer, and full height fridge and freezer.

Master Bedroom

12'7" x 18'6" (3.84 x 5.64)

Large double bedroom laid to carpet with two full height windows to the rear elevation of the property looking out over beautiful woodland and beck. Bedroom 1 comes complete with en-suite.

En-suite

Modern fully wall-tiled bathroom with full height window, oversized shower, toilet, and pedestal sink as well as having underfloor heating.

Bedroom 2

10'0" x 10'4" (3.05 x 3.16)

Double bedroom two full height window, laid to carpet, with window and electric heater.

Bathroom

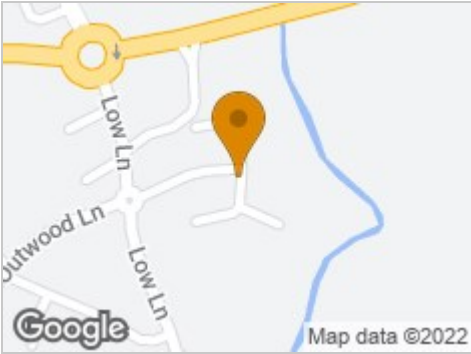
Bathroom is partially tiled with underfloor heating and has shower, toilet and pedestal sink.

Lease

We are advised by the vendor that the property is leasehold with a term of 125 years commencing in 2018. The current service charge is approximately £1260 per annum and the ground rent is £250 per annum. A buyer is advised to obtain verification from their solicitor or legal advisor.



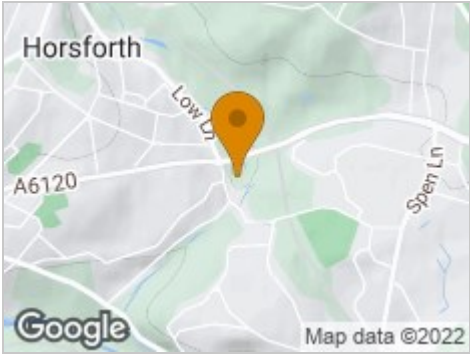
Road Map



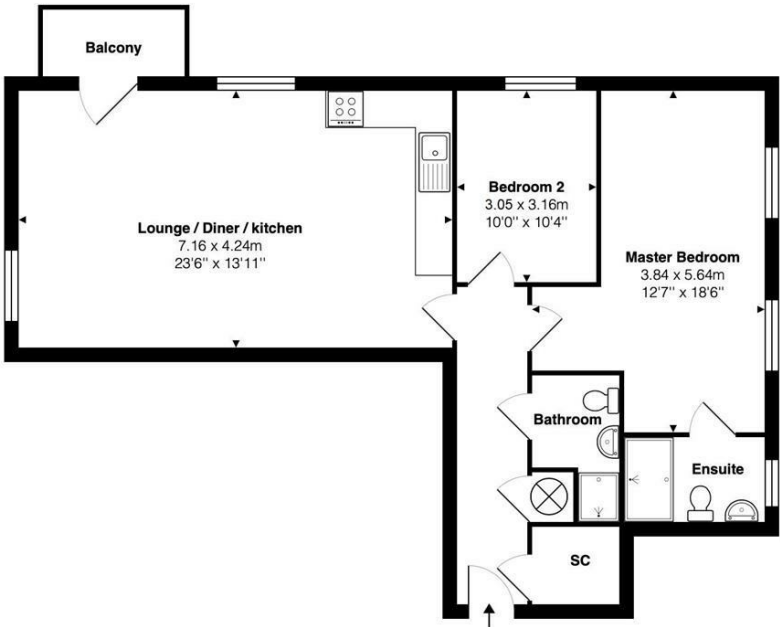
Hybrid Map



Terrain Map



Floor Plan

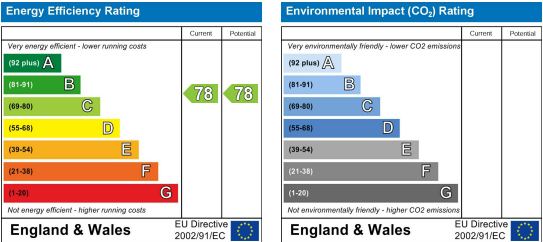


Horsforth Mill, Low Lane, Horsforth, LS18 4GS
Total Area: 70.5 m² ... 759 ft² (excluding balcony)
All measurements are approximate and for display purposes only

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.