



Stoneacre
Properties



Wayland Drive

Leeds, LS16 8LX

£200,000



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Situated on Wayland Drive, Leeds, this wonderfully presented first-floor flat offers a perfect blend of comfort and modern living. Boasting two well-proportioned bedrooms, this property is ideal for couples, small families, or those seeking a stylish space to call home.

As you enter, you are welcomed into the hallway which leads on to the spacious lounge which not only provides a relaxing atmosphere but also has ample room to accommodate a dining table, making it perfect for entertaining guests or enjoying family meals. The modern kitchen is a highlight of the flat, featuring integrated appliances that cater to all your culinary needs, ensuring that cooking is both convenient and enjoyable.

One of the standout features of this property is the private garden and patio area, providing a tranquil outdoor space for relaxation or al fresco dining. Additionally, the flat comes with a garage and an electric vehicle charger, offering practicality and peace of mind for those with a car, and great storage space.

With its thoughtful design and excellent amenities, this flat is a rare find. Whether you are looking to invest or seeking a new place to live, this property is sure to impress. Don't miss the opportunity to make this charming flat your new home.

Entrance

Entering the property you are welcomed into the entrance hallway, where stairs lead straight up to the first floor. From the main first floor hallway access is offered throughout the apartment.

Lounge

A spacious formal lounge is laid to carpet and boasts dual aspect windows flooding the room with natural light. Ample space is offered for seating as well as space for a dining table or play area. Lounge leads through to the kitchen.

Kitchen

Modern kitchen is made up of shaker style wall and base units and includes integrated oven, hob with extractor above, dishwasher, sink with drainer, space for washing machine and fridge freezer, and the kitchen boasts plenty of storage space. Easy access is offered through to the lounge from the kitchen.

Bedroom 1

Spacious double bedroom laid to carpet offers ample space for bedroom furniture.

Bedroom 2

Second spacious bedroom with built in storage cupboard.

Bathroom

Part tiled bathroom with shower over bath, toilet and sink.

Garage

The property comes with its own garage, offering very useful storage space. A side door offers easy access to the garage from the front door of the flat as well as an up and over main door. EV charger is fitted to the front of the garage.

External

Externally, one of the highlights of this flat is the

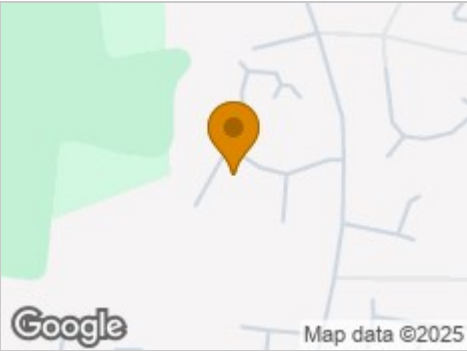
private outdoor space, boasting a lawned and fenced garden as well as a patio area. This space allows you to really enjoy the outdoors.

Lease

We are advised by the vendor that the property is leasehold with a term of 158 years remaining. The current service charge is approximately £0 per annum and the ground rent is a peppercorn ground rent. A buyer is advised to obtain verification from their solicitor or legal advisor.



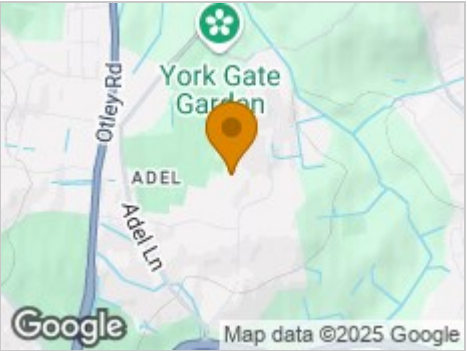
Road Map



Hybrid Map



Terrain Map



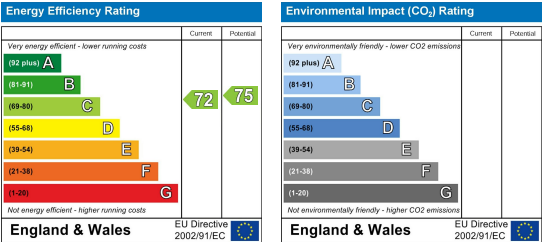
Floor Plan



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.