



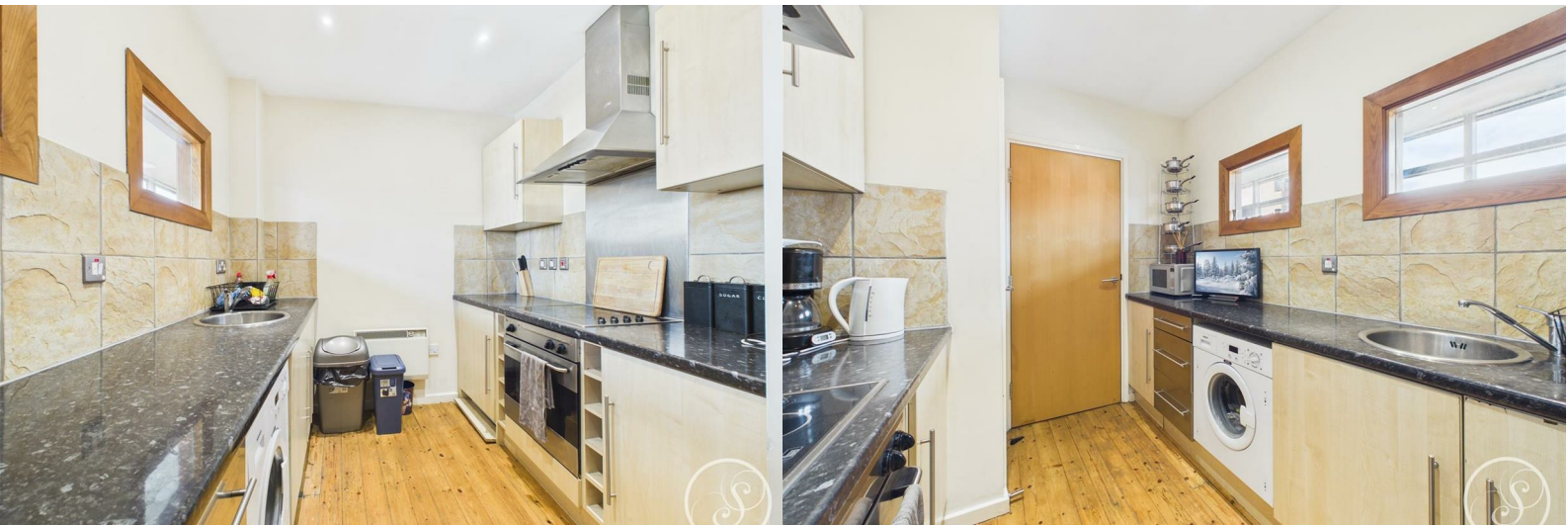
Stoneacre  
Properties



## Byron Street

Leeds, LS2 7NA

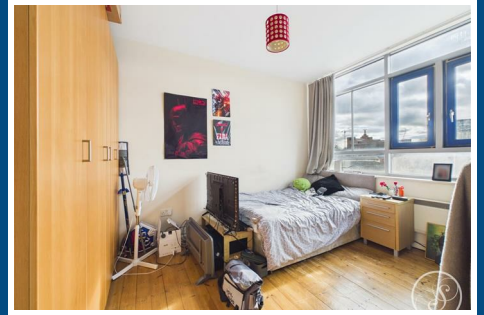
Offers Over £140,000



# Byron Street

Leeds, LS2 7NA

Offers Over £140,000



## Entrance

The building is entered via an intercom entry system and a lift / stairs lead to the third floor. Entering the apartment you are welcomed into the hallway which offers access to the kitchen, bathroom, both bedrooms and living room.

## Living Room

Generous sized living space offers space for seating and a dedicated dining space. The room is flooded with natural light from the large windows.

## Kitchen

Fitted kitchen offers plenty of storage and comes complete with integrated oven, hob with extractor above, under counter fridge and freezer and space for washing machine.

## Bedroom 1

Large double bedroom with space for wardrobes.

## Bedroom 2

Second double bedroom.

## Bathroom

Shower over bath, toilet and sink.

## Parking

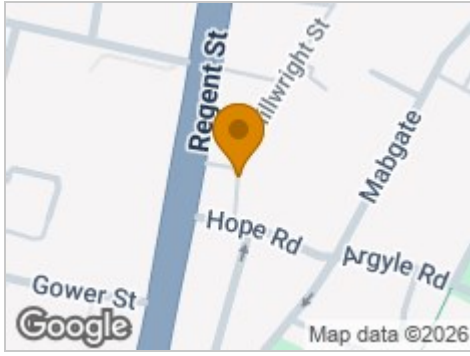
The property comes complete with a secure allocated parking space.

## Lease

We are advised by the vendor that the property is leasehold with 974 years remaining. The current service charge is approximately £1000 per annum and the ground rent is £175 per annum. A buyer is advised to obtain verification from their solicitor or legal advisor.



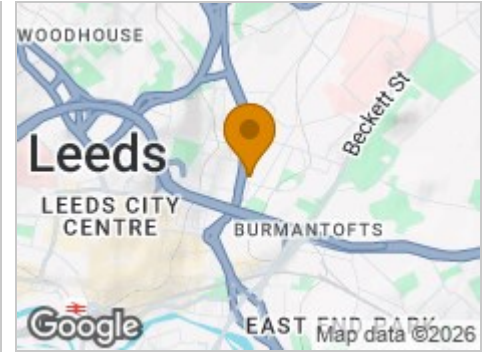
## Road Map



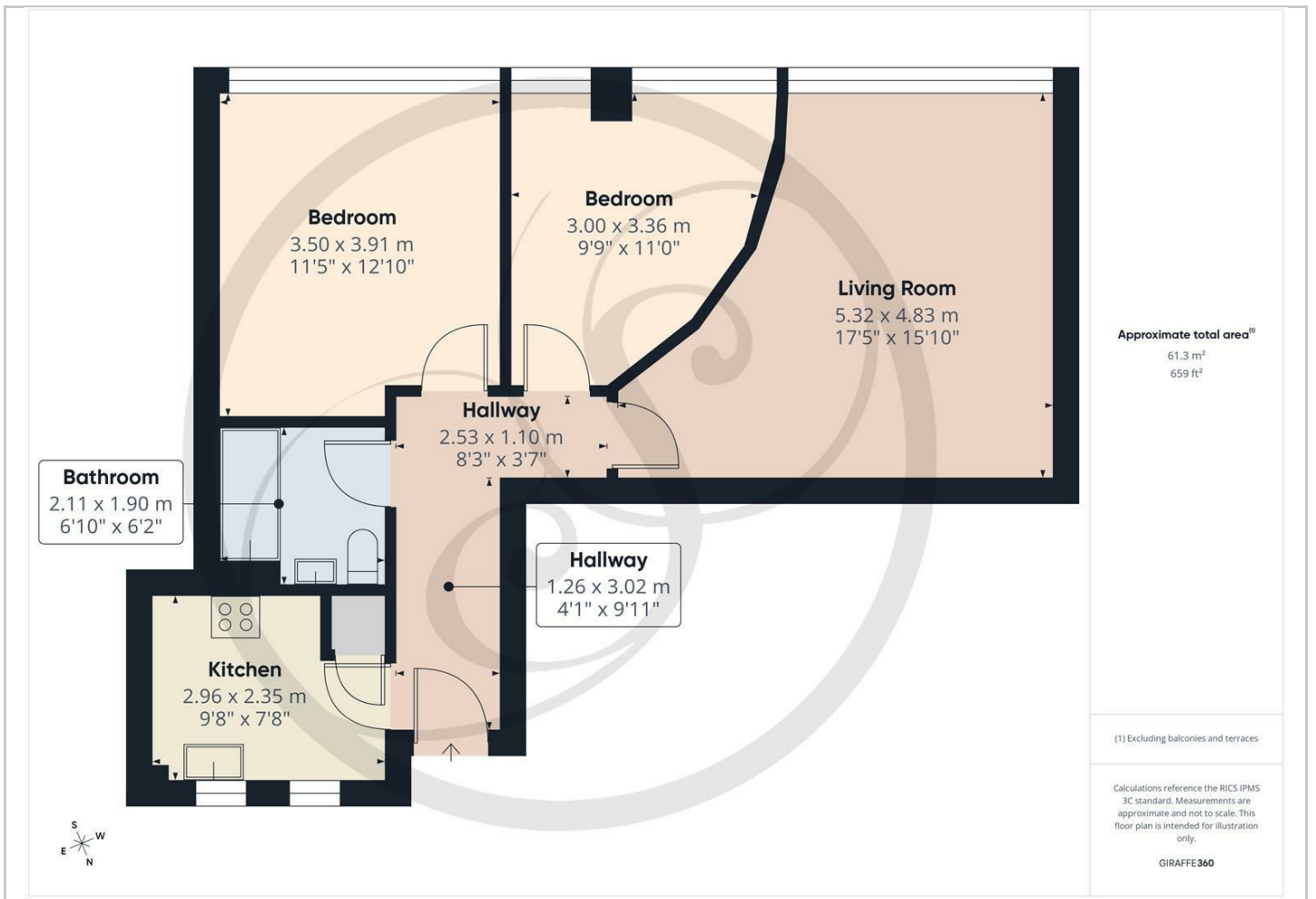
## Hybrid Map



## Terrain Map



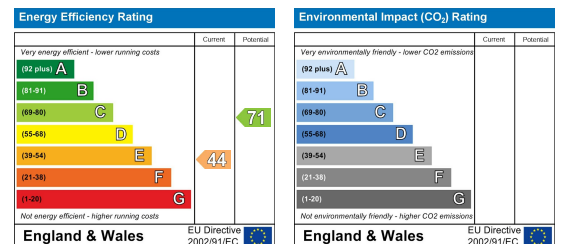
## Floor Plan



## 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.