



Stoneacre  
Properties



## Velocity West

City Walk Leeds, LS11 9BG

£170,000



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### Entrance

The property can be accessed via lift or staircase to the third floor.

### Living/dining/kitchen

Open plan living space accommodates a spacious lounge with room for a dining table. The kitchen is made up of wall and base units and comprises oven, hob with extractor above, integrated dishwasher, and freestanding fridge and washing machine. The space also boasts a balcony.

### Bedroom 1

Spacious double bedroom with modern laminate flooring, featuring en suite shower room.

### En Suite

3-piece en suite comprising shower, toilet and sink.

### Bedroom 2

Good sized double bedroom finished with modern laminate flooring.

### Bathroom

3-piece bathroom comprising shower over bath, toilet and sink.

### External

The property benefits from 1 allocated parking space.

### Lease

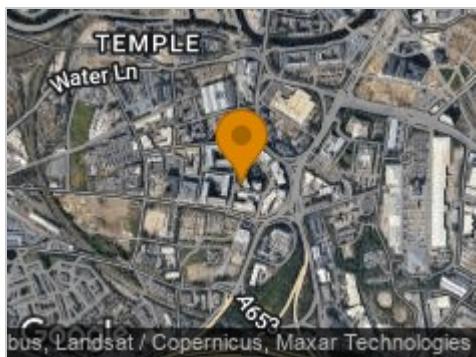
We are advised by the vendor that the property is leasehold with 978 years remaining. The current service charge is approximately £2400 per annum and the ground rent is £200 per annum. A buyer is advised to obtain verification from their solicitor or legal advisor.



## Road Map



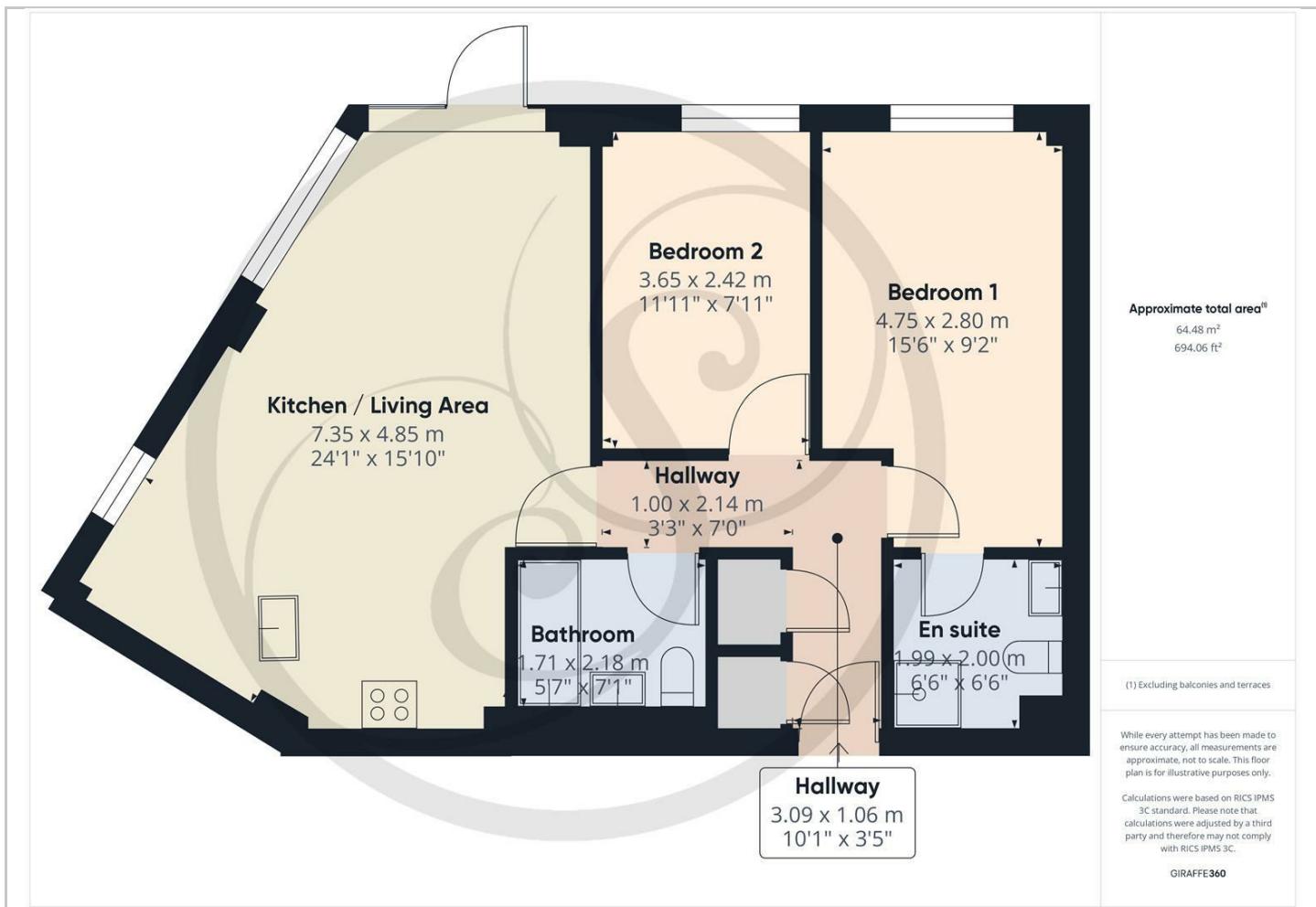
## Hybrid Map



## Terrain Map



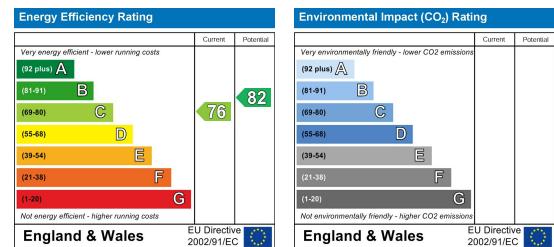
## Floor Plan



## 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.