Stoneacre Properties



Solar Avenue

Leeds, LS9 8FF

£380,000

4 2 1 B





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Entrance
Entering the property you are welcomed into the entrance hallway which offers access to two of the four bedrooms and the first of two bathrooms.

Bedroom One
Large double bedroom.

Bedroom Four
Single bedroom, perfect for home office or nursery.

Bathroom
Bathroom, situated on the ground floor is tiled and comprises shower over full size bath, toilet and sink.

Bedroom Two
Double bedroom.

Bedroom Three
Large double bedroom.

Bathroom
The second bathroom, situated on the first floor is tiled and comprises shower over full size bath, toilet and sink.

Kitchen/lounge/diner
Situated to the second floor of the property is this wonderful open plan living space. Flooded with natural light from the Juliet balcony with large glass doors, this room is a wonderful space for hosting and socialising and leads up to the roof terrace. Wood flooring runs throughout the entirety of the room and space is offered for a dedicated sitting area and formal dining space. The high quality kitchen is made up of handleless grey wall and base units and comprises integrated microwave, oven, induction hob, dishwasher, washer/dryer, fridge/freezer, and there is ample storage space as well as a breakfast bar all finished with quality worktops.

Rooftop terrace
This outdoor space is ideal for hosting friends and family or just relaxing allowing you to make the most of the good weather. Electrically operated glass door opens up to allow access to the terrace from the kitchen/living/diner.

Parking
The property comes with a secure underground parking space with EV charger.

Additional information
We are advised by the vendor that the property is leasehold with c.992 years remaining. The current service charge is approximately £1400 per annum and there is no ground rent. A buyer is advised to obtain verification from their solicitor or legal advisor.

We are also advised, that upon completing on the property the new owner will purchase a community interest bond at £3,500 which allows you as the owner to purchase a share of the freehold. This bond is recoverable when you come to sell the property in the future.

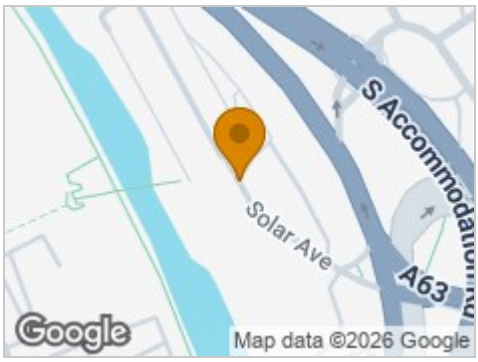




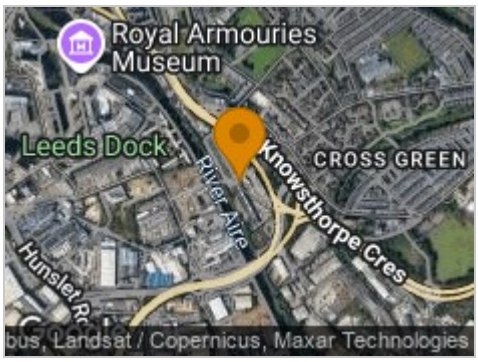




Road Map



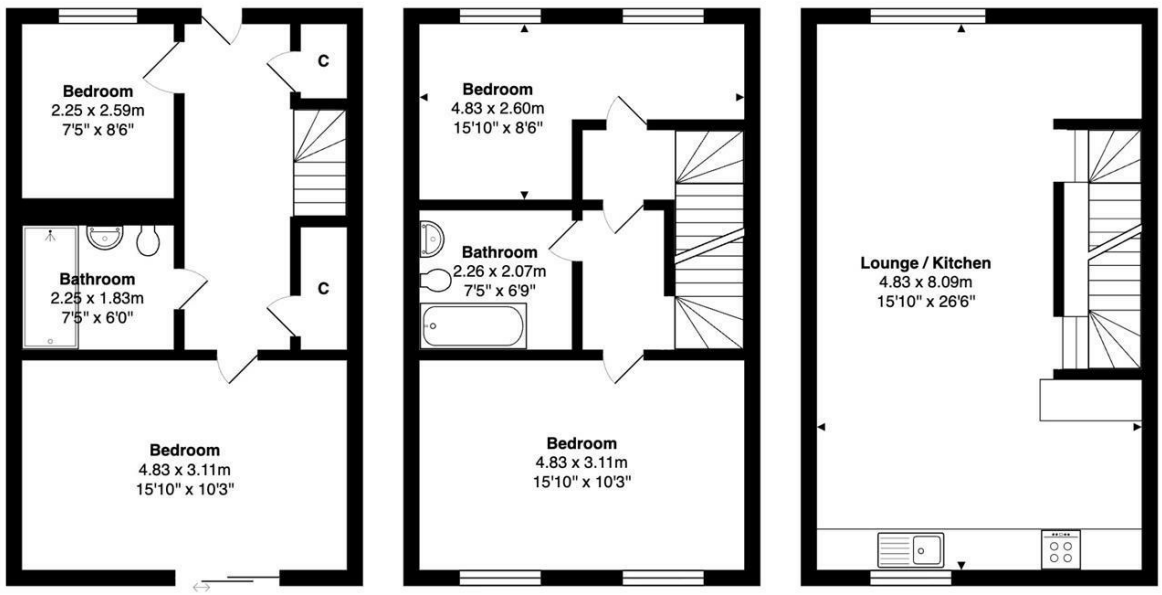
Hybrid Map



Terrain Map



Floor Plan



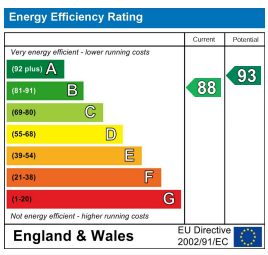
Total Area: 117.4 m² ... 1263 ft²

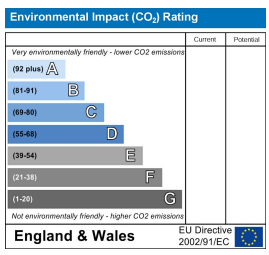
All measurements are approximate and for display purposes only

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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