



Stoneacre  
Properties



## Cherry Court

Headingley Leeds, LS6 2WB

£199,950

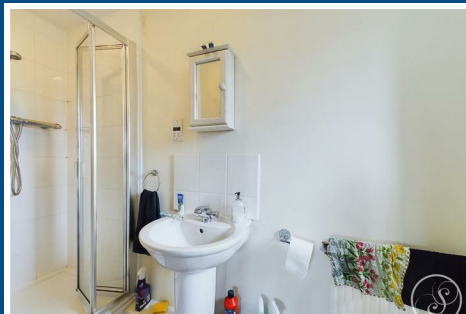




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## COMMUNAL ENTRANCE

Communal hallway, stairs to first floor flat entrance.

## ENTRANCE HALL

Wood strip laminate flooring, store cupboard with fusebox.

## INNER HALLWAY

Wood strip laminate flooring, intercom entry phone, store cupboard.

## LOUNGE

16'9" x 13'0" (5.106 x 3.962)

Wood strip laminate flooring, double glazed doors to juliet balcony, two radiators.

## KITCHEN

11'5" x 7'2" (3.487 x 2.183)

Range of modern wall and base units with complimentary work surfaces and tiled splashback, sink drainer, built in oven, four ring hob with extractor hood over, space for under counter fridge, plumbed for washing machine, cupboard housing central heating boiler, wood strip laminate flooring, low voltage inset spotlights.

## BEDROOM ONE

14'2" x 11'2" (4.318 x 3.403)

Built in wardrobes with mirrored doors, door to en-suite shower room, wood strip laminate flooring, double glazed window, radiator.

## EN-SUITE

Suite comprising low level W.C., pedestal wash hand basin, walk in shower cubicle, extractor fan, frosted double glazed window, radiator.

## BEDROOM TWO

11'2" x 7'4" (3.396 x 2.227)

Wood strip laminate flooring, double glazed window, radiator.

## BEDROOM THREE

10'11" x 8'8" (3.324 x 2.650)

Wood strip laminate flooring, double glazed window, radiator.

## BATHROOM

Suite comprising low level W.C., pedestal wash hand basin, panelled bath with shower over, part tiled walls, radiator, extractor fan, low voltage inset spotlights.

## GARAGE

Spacious garage, ideal for storage.

## LEASE

We are advised by the vendor that the property is leasehold with a term of approximately 976 years remaining. The current service charge is approximately £1200 per annum and ground rent is approximately £150 per annum. A buyer is advised to obtain verification from their solicitor or legal advisor.



Road Map



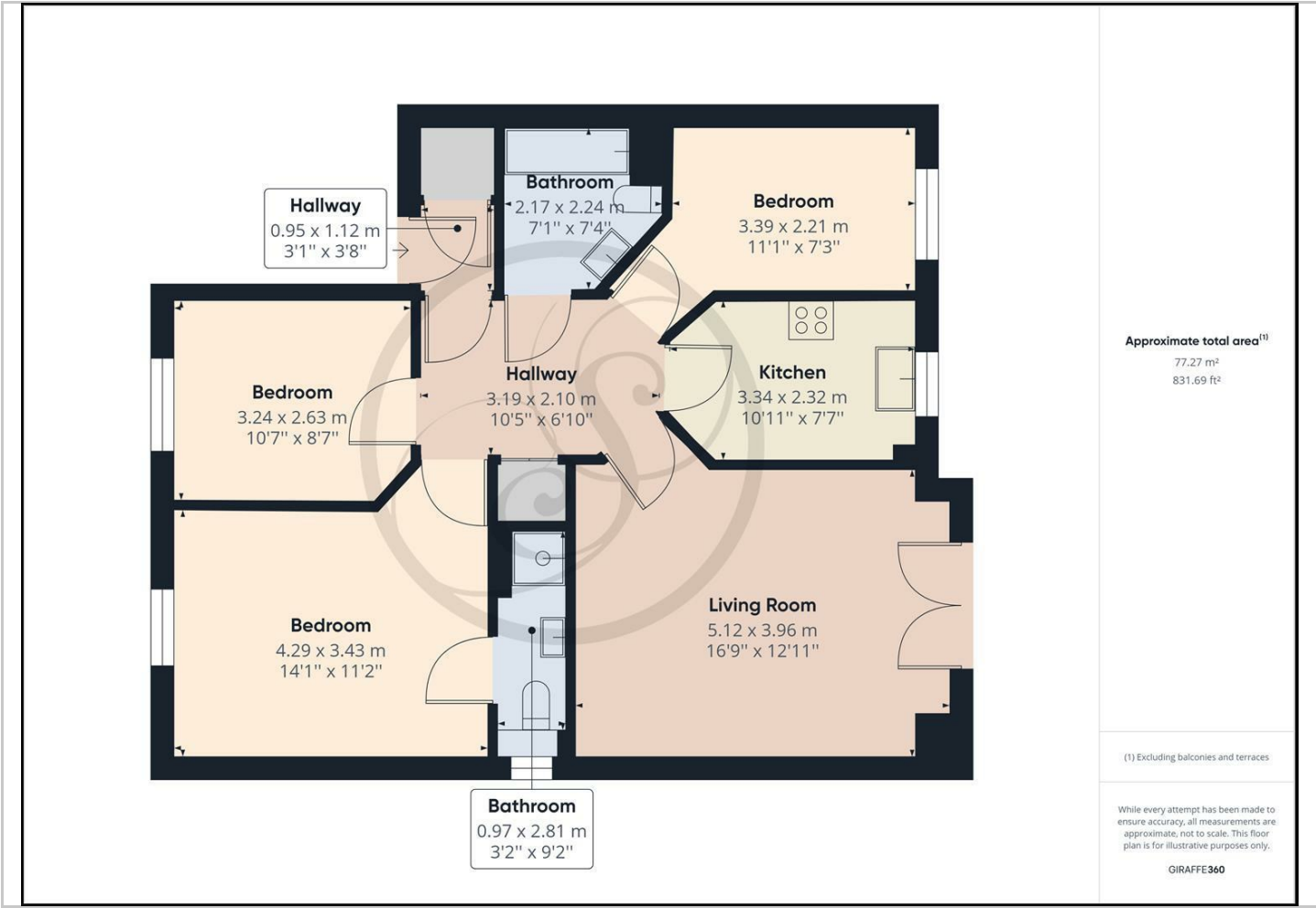
Hybrid Map



Terrain Map



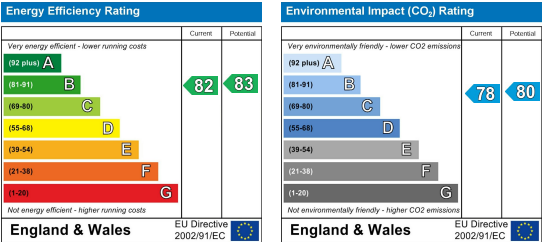
Floor Plan



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.