



Stoneacre
Properties



Lawson Wood Drive

Leeds, LS6 4RW

£180,000



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Nestled in the popular Woodlea estate, this well-presented ground floor flat on Lawson Wood Drive in Leeds offers a perfect blend of comfort and convenience. Boasting two spacious bedrooms and two modern bathrooms, this apartment is ideal for professionals, couples, or small families seeking a stylish living space.

The heart of the home is the open plan kitchen, living, and dining area, which creates a welcoming atmosphere for both relaxation and entertaining. Natural light floods the space, enhancing the contemporary design and making it a delightful place to unwind after a long day.

One of the standout features of this property is the allocated parking space, providing added convenience. The flat is well positioned ensuring a peaceful environment while still being within walking distance to the vibrant communities of Meanwood and Chapel Allerton. Here, you will find a variety of shops, cafes, and parks, perfect for enjoying the local lifestyle.

This charming apartment is not just a home; it is a gateway to a thriving neighbourhood. With its excellent location and modern amenities, this property is a fantastic opportunity for anyone looking to settle in Leeds. Do not miss the chance to make this lovely flat your new home.

Entrance

The property is entered via a communal door with video intercom entry system and upon entering the flat you are welcomed into an lobby which leads in to the hallway.

Kitchen/Living/Diner

Open plan living space offers ample space for seating as well as a formal dining space. The kitchen comprises integrated oven, how with extractor above, washing machine, sink with drainer and ample storage space. This living room is a great space for hosting and socialising and is flooded with natural light thanks to the many windows and the French doors.

Bedroom 1

Large double bedroom with fitted wardrobes with mirrored sliding doors and an en-suite bathroom.

En-suite

Comprising shower, toilet and sink.

Bedroom 2

Second double bedroom again complete with fitted wardrobes with sliding mirrored doors.

Bathroom

Comprising shower over bath, toilet and sink and store cupboard.

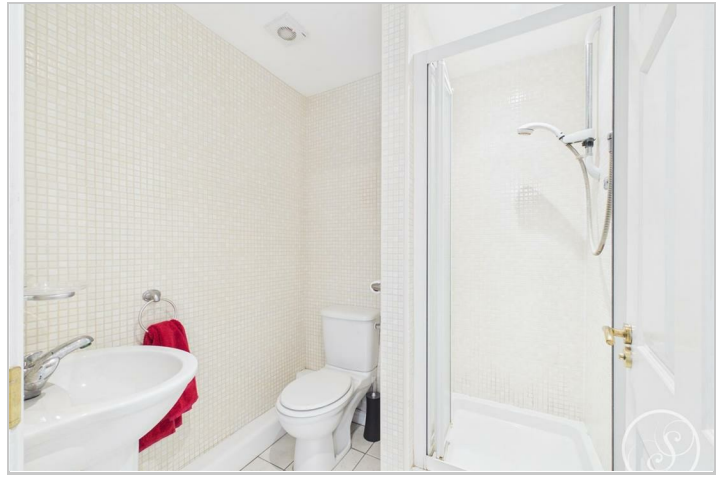
External

The property comes complete with an allocated parking space and access to well maintained communal grounds.

Lease

We are advised by the vendor that the property is leasehold with a term of 999 years commencing 2001. The current service charge is approximately £1642 per annum and the ground rent is £125 per annum. A buyer is advised to obtain verification from their solicitor or legal advisor.

Tel: 0113 237 0999



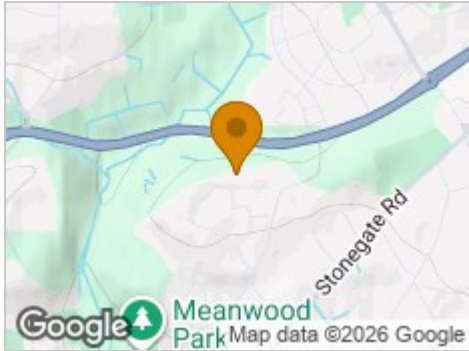
Road Map



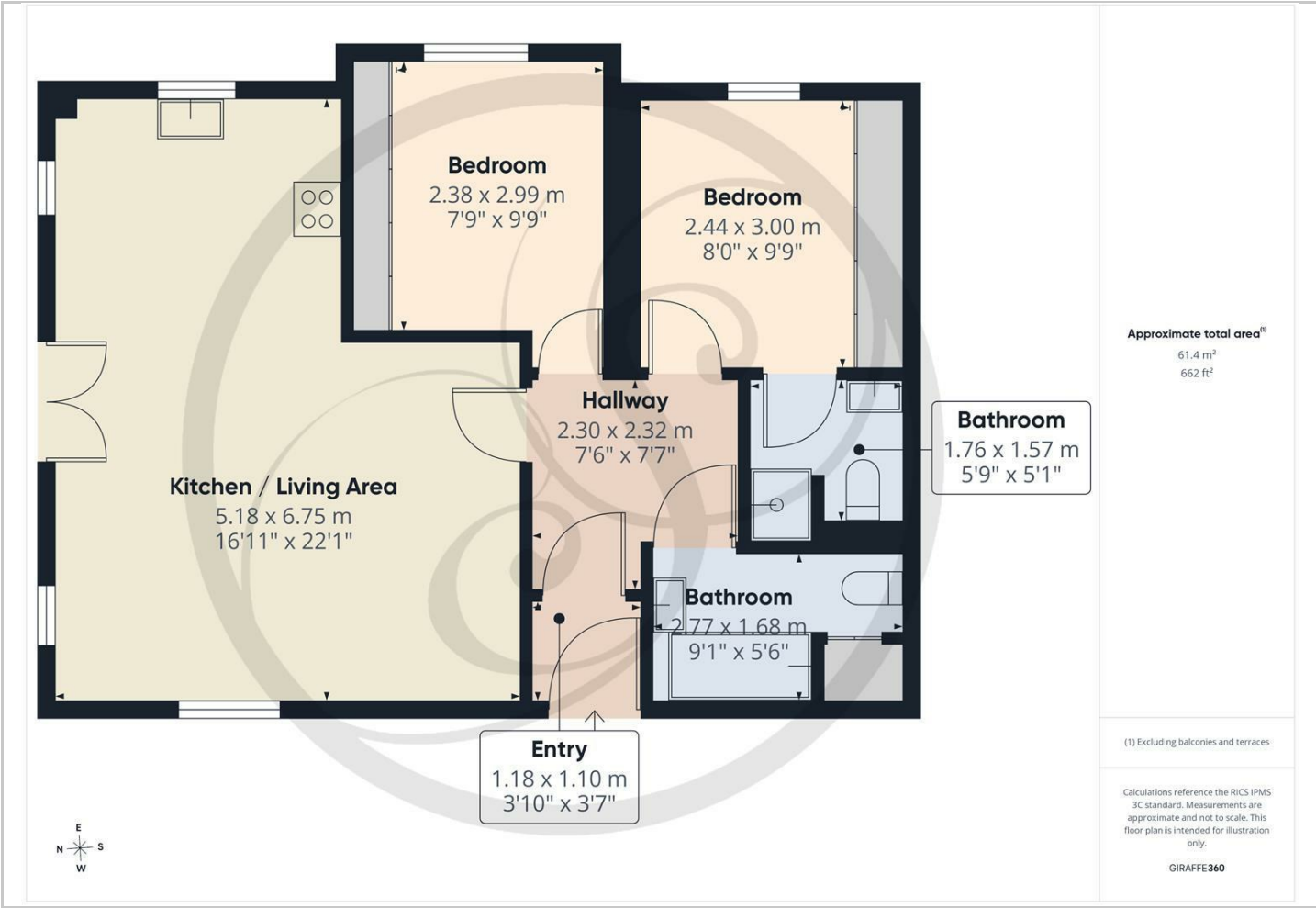
Hybrid Map



Terrain Map



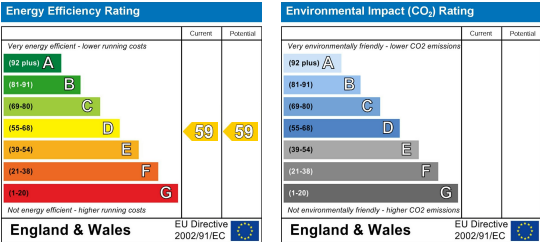
Floor Plan



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.