



**Stoneacre**  
Properties



## **Stanningley Place, Leeds, LS12 3DG**

### **£120,000**

**\*\*\* STUNNING 2 BEDROOM DUPLEX! \*\*\* 1.5-BATHROOMS \*\*\*** Stoneacre Properties are delighted to offer for sale a stunning two bedroom, ground floor apartment located in the sought after Winker Green development in Armley. Stanningley Place is nestled to the rear of the Winker Green development offering a more private setting. The apartment is offered in wonderful decorative condition. The apartment is split over two floors with the kitchen/living area and w/c to the ground floor and the two bedrooms and bathroom to the second floor.

Situated on the cusp of the city centre this development is ideal for both first time buyers and investors alike with great commuter links, an allocated parking space, which you won't find further into the centre, and strong rental demand within the wider development making this a secure BTL investment.

## ENTRANCE

Intercom entry system provides access to the block. Entering the apartment you are welcomed into the entrance hallway which offers access to the kitchen/living area and downstairs w/c.

## LIVING ROOM

This bright and airy open plan space boasts a dedicated seating area which is open to the kitchen.

## OPEN PLAN KITCHEN

Range of luxury fitted wall and base units, stainless steel sink unit, built in oven and electric four ring hob with extractor hood over, plumbed for washing machine, space for fridge/freezer.

## GUEST WC

Spacious guest wc with a pedestal wash hand basin, low level wc, cupboard housing meters, electric wall heater and plenty of storage space.

## FIRST FLOOR ACCOMMODATION

Airing cupboard, electric wall heater.

## BEDROOM ONE

Situated to the first floor of the apartment, this spacious double bedroom accommodates a double/king size bed as well as bedroom furniture. Double glazed window, electric wall heater.

## BEDROOM TWO

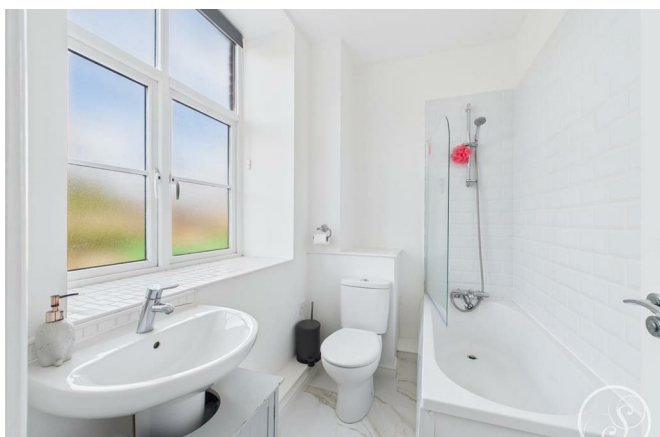
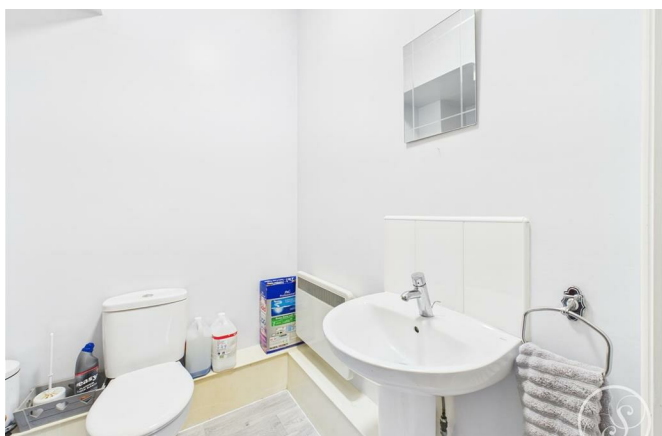
Double bedroom with double glazed window, electric wall heater.

## BATHROOM

Luxury suite comprising panelled bath with shower attachment and glass shower screen, pedestal wash hand basin, frosted double glazed window, electric wall heater.

## EXTERIOR

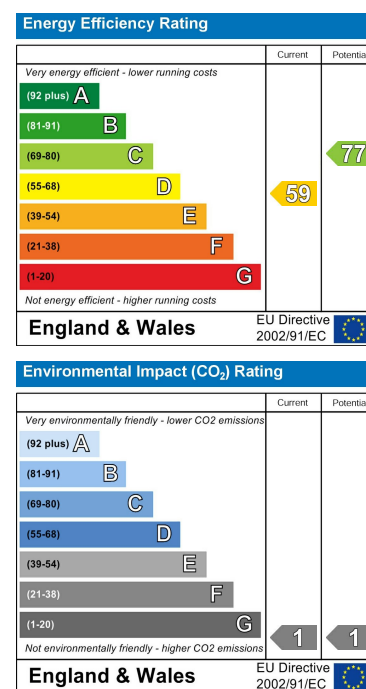
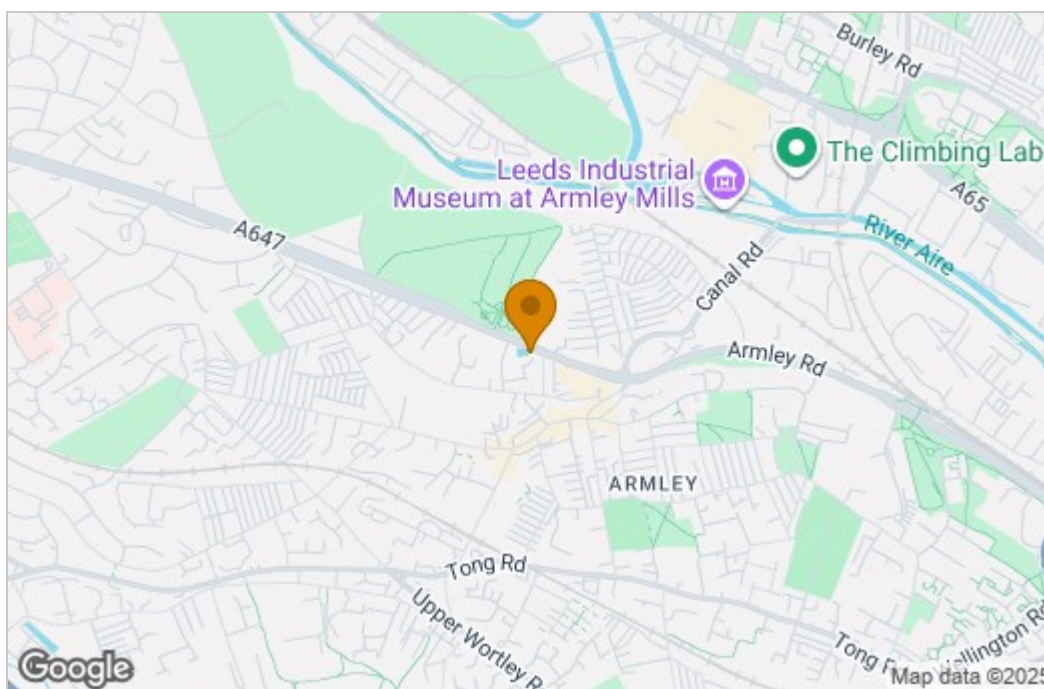
Allocated parking space in addition to visitors parking.



## Floor Plan



## Area Map



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.

184 Harrogate Road, Leeds, West Yorkshire, LS7 4NZ  
Tel: 0113 237 0999 Email:  
north@stoneacreproperties.co.uk <https://www.stoneacreproperties.co.uk>

**View properties before they come on the market by following us on Instagram - @stoneacreproperties**

