Stoneacre Properties

West Hill Avenue

Chapel Allerton Leeds, LS7 3RS

£155,000

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COMMUNAL ENTRANCE
Well presented communal areas with intercom entry system, individual post boxes, stairs to apartment entrance.

ENTRANCE HALL
Intercom entry phone, large storage cupboard and further storage cupboard with space for washing machine.

LOUNGE
Spacious reception room with dual aspect double glazed 'tilt and turn' windows, thermostat and timer controlled wall mounted electric radiator. Ample space is offered for seating and the room is naturally bright and airy.

KITCHEN
L shaped kitchen featuring a generous range of wall and base units with complementary work surfaces and stainless steel sink drainer, integrated Neff oven with Neff five ring gas hob, extractor hood, integrated under-counter fridge and freezer, dishwasher, concealed water boiler, dual aspect double glazed windows, large pantry cupboard, thermostat and timer controlled wall mounted electric radiator, fully tiled floor. Space for dining table.

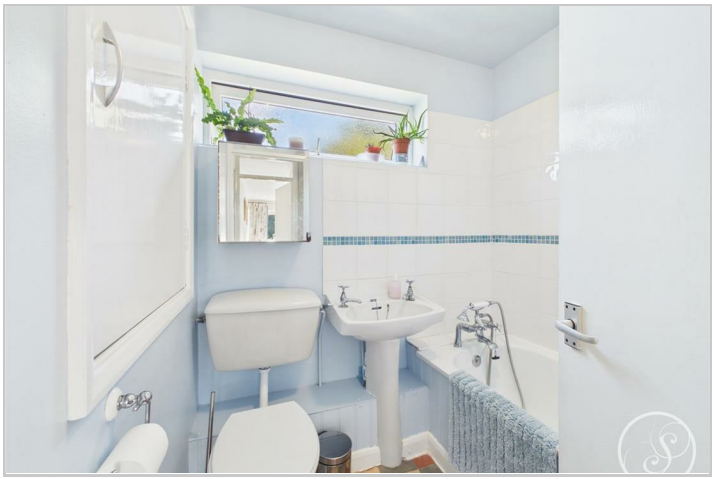
MASTER BEDROOM
Double bedroom with fitted wardrobe, double glazed window, thermostat and timer controlled wall mounted electric radiator.

BEDROOM TWO
Second double bedroom with space for wardrobes, double glazed window, thermostat and timer controlled wall mounted electric radiator.

BATHROOM
White suite comprising bath with electric shower over and screen, W.C. and wash hand basin, timer controlled chrome heated towel rail, frosted double glazed window, large store/airing cupboard.

EXTERNAL
The property is situated within very well maintained communal grounds and benefits from a residents only car park. Garages are available to rent at a subsidised rate.

LEASE
We are advised by the vendor that the property is leasehold with a term of approximately 950 years remaining. The current service charge is approximately £1980 per annum with a peppercorn ground rent. A buyer is advised to obtain verification from their solicitor or legal advisor.

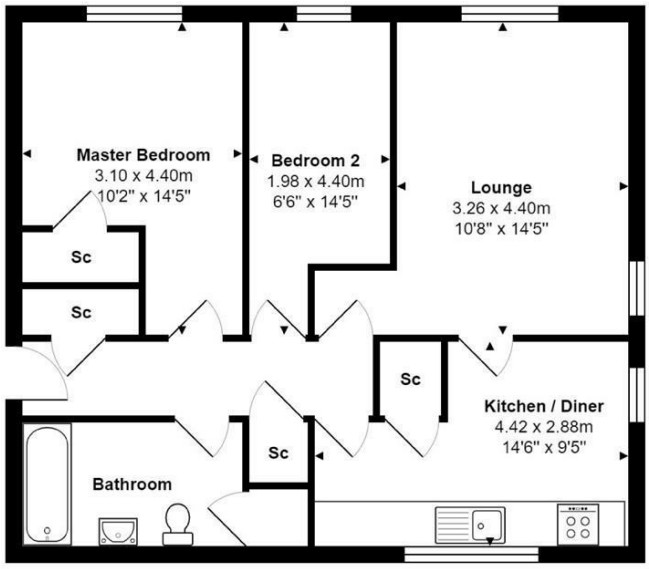


Road Map

Hybrid Map

Terrain Map

Floor Plan



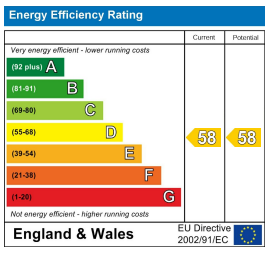
Total Area: 63.0 m² ... 678 ft²

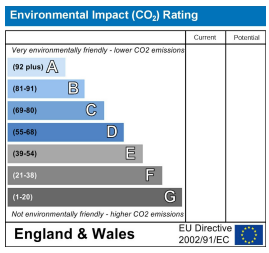
All measurements are approximate and for display purposes only

Viewing

Please contact our Chapel Allerton Lettings 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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