



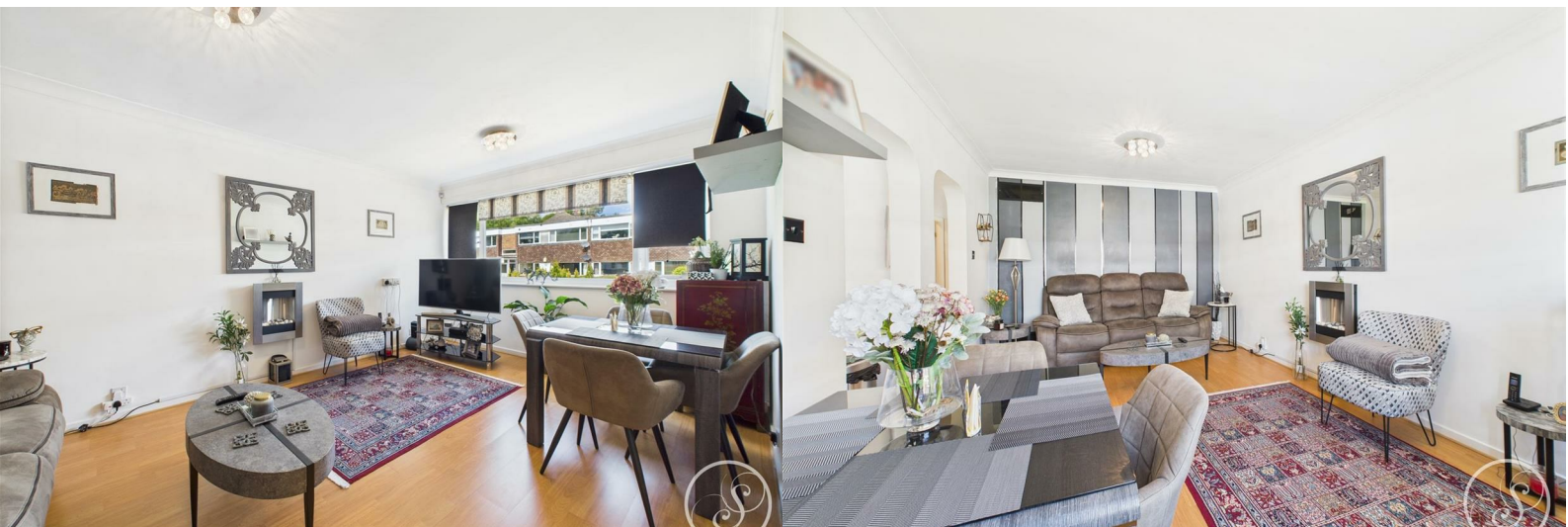
Stoneacre  
Properties



## Lane End Court

Leeds, LS17 7RL

£130,000



# Lane End Court

Leeds, LS17 7RL

£130,000



## Entrance

Intercom entry system provides access to the communal stair well where stairs lead to the first floor. Entering the apartment you are welcomed into the entrance hallway which offers access throughout the apartment as well as to three spacious storage cupboards.

## Lounge/Diner

Spacious formal lounge boasts a large window to the front elevation of the building, and offers ample space for seating and a dining table and direct access through to the kitchen.

## Kitchen

Modern kitchen made up of wall and base units offers ample storage space and includes integrated oven, gas hob, as well space for fridge/freezer, as well as plumbing for washing machine.

## Bedroom 1

Double bedroom laid to carpet overlooks the communal gardens and is complete with wardrobes.

## Bedroom 2

Second double bedroom complete with wardrobes also a great office space.

## Bathroom

Comprising large walk in shower, toilet and sink.

## External

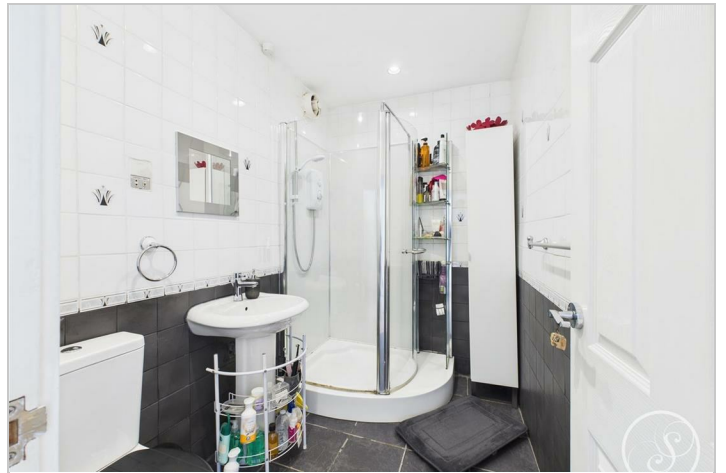
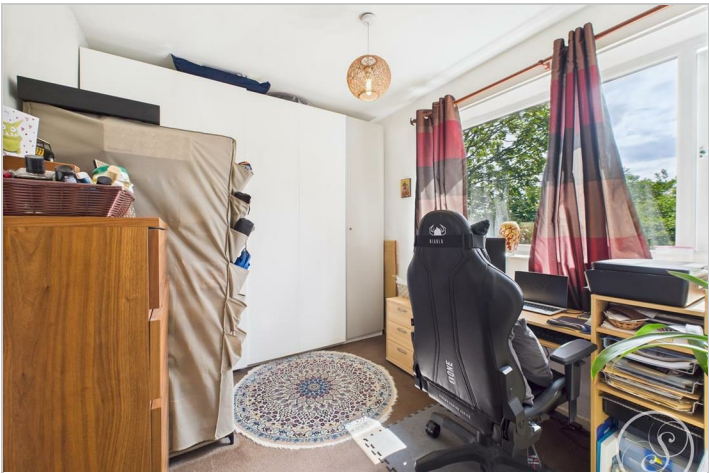
The property comes with parking and well maintained communal grounds.

## Garage

The property comes with its own private garage with up and over door, a great external storage space.

## Lease

We are advised by the vendor that the property is leasehold with 50 years remaining. The current service charge is £1800 per annum and ground rent is £30 per annum. A buyer is advised to obtain verification from their solicitor or legal advisor.



## Road Map



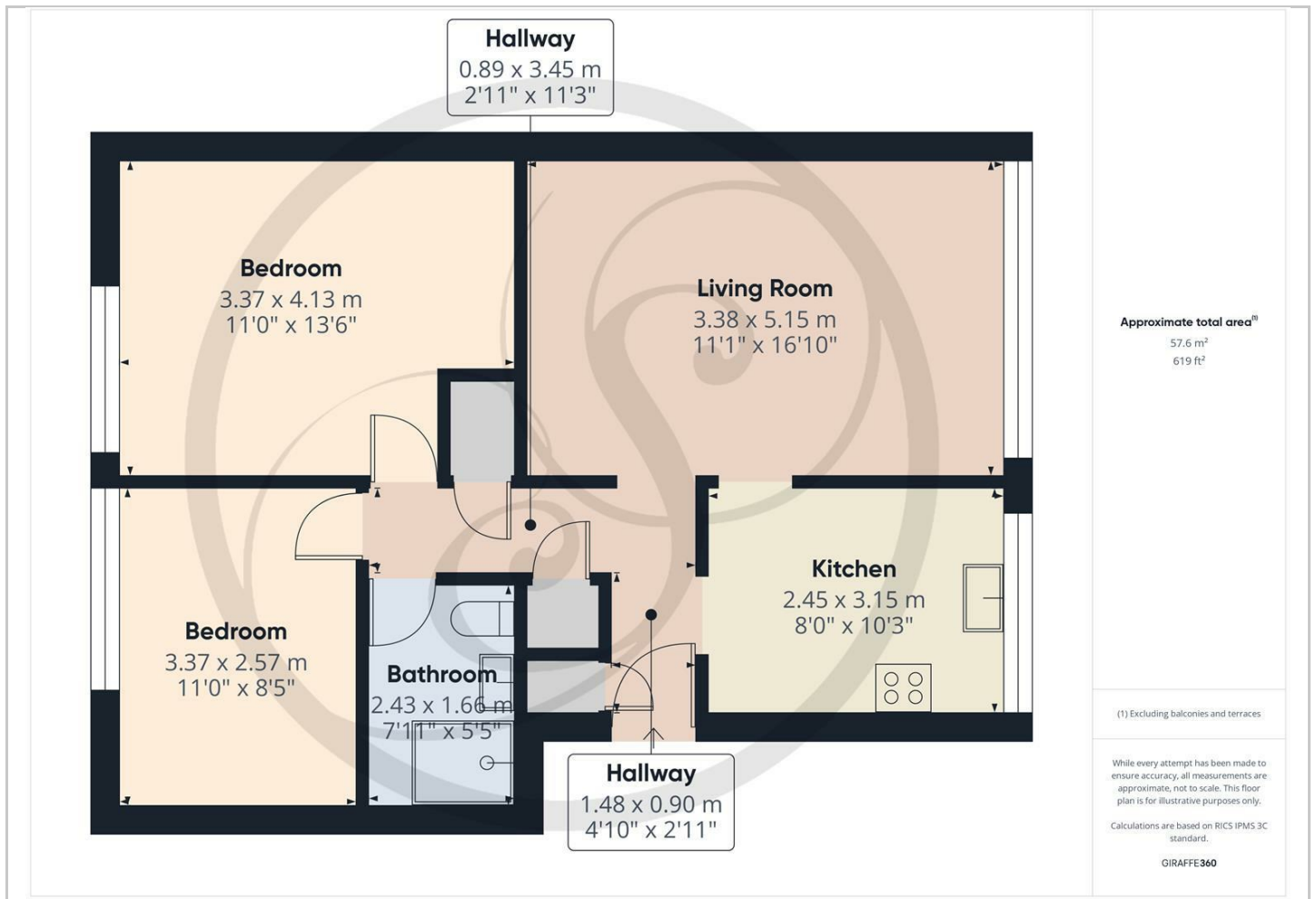
## Hybrid Map



## Terrain Map



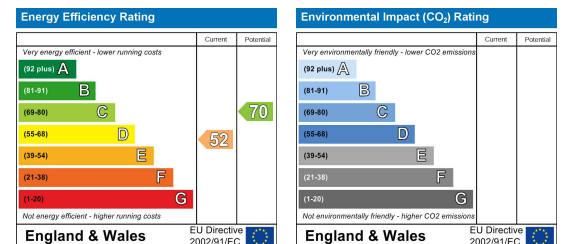
## Floor Plan



## Viewing

Please contact our Chapel Allerton 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.