Stoneacre Properties



9 Stainbeck Lane

Leeds, LS7 3PJ

Offers Over £210,000

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Entrance
The property has its own private entrance which leads in to the spacious hallway. The hallway boasts original features and high ceilings and offers access throughout the apartment.

Living Room
This expansive living room totals 375 sqft and features a large floor to ceiling bay window overlooking the communal grounds. The room offers more than enough space for seating and a dining space.

Kitchen
Fitted kitchen made up of wall and base units with freestanding electric oven with electric hob and space/plumbing for washing machine.

Bedroom 1
The largest of the two double bedrooms offers ample space for bedroom furniture.

Bedroom 2
Second double bedroom.

Bathroom
Comprising shower over bath, toilet and sink. Houses the boiler.

The property has recently undergone an extensive schedule of works to the exterior, including the refurbishment of all the gutters, large soffits and facias, associated painting, repointing and flaunching of the chimney stacks. Externally - the property is accessed down a long driveway off Stainbeck Lane and there is parking available outside the property. There are communal gardens which are tended to by gardeners. Sold with no onward chain.

Lease
We are advised by the vendor that the property is a share of the freehold alongside the flat above. The property has an original term of 125 years (approx 104 years remaining). There is no service charge and no ground rent payable. A buyer is advised to obtain verification from their solicitor or legal advisor.









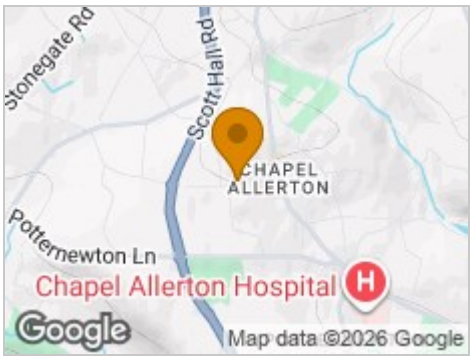
Road Map



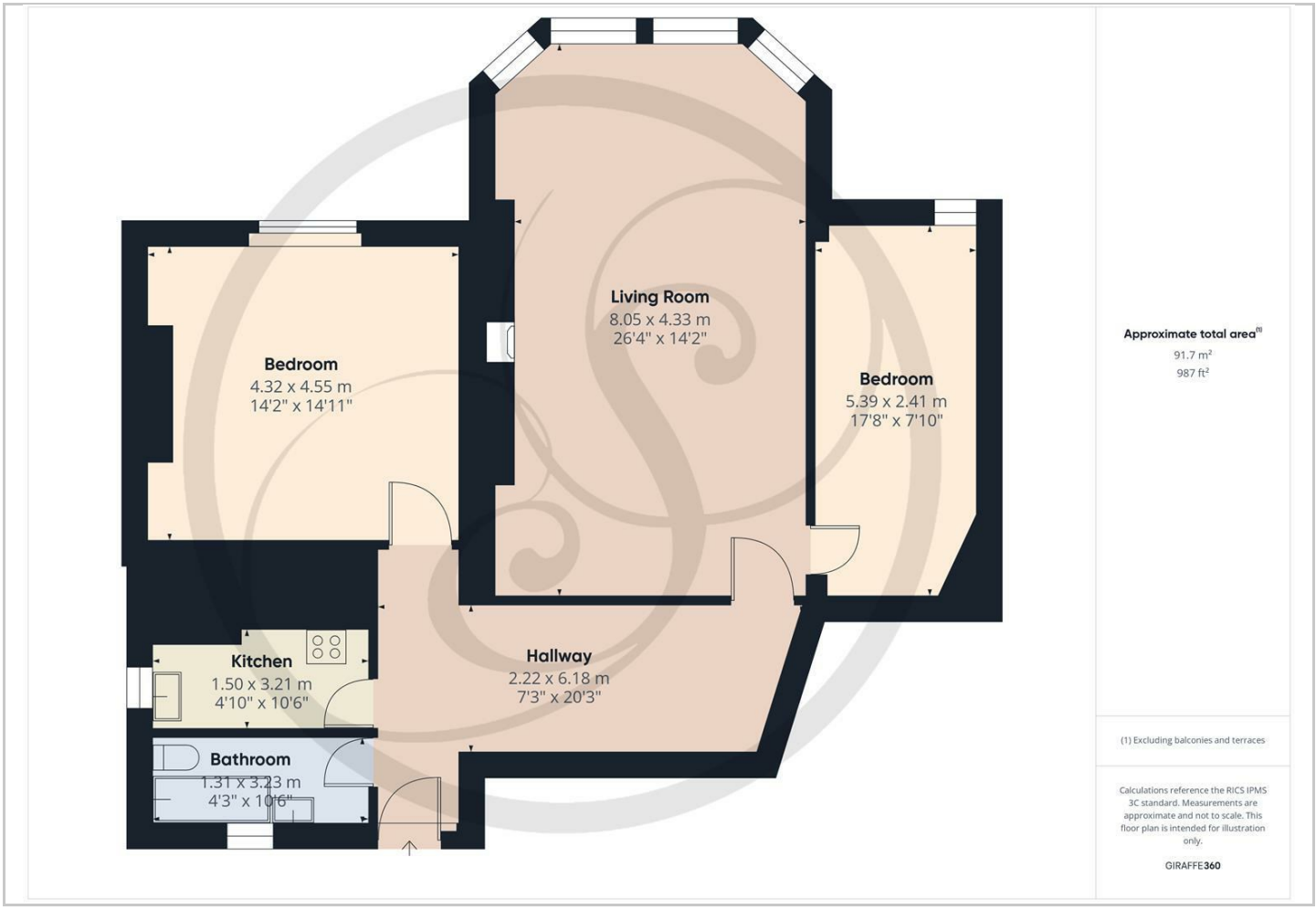
Hybrid Map



Terrain Map



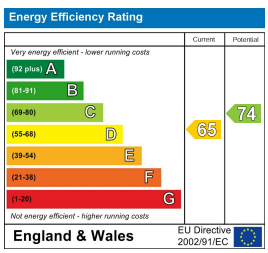
Floor Plan

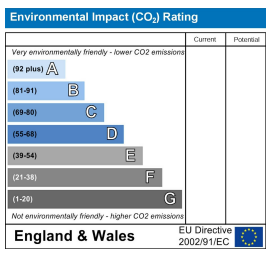


Viewing

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.

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