



**Stoneacre**  
Properties

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## Moor Allerton Hall, Lidgett Lane, LS8 1SG

**£225,000**

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We are also available for out of hours appointments.

Stoneacre Properties, a leading Leeds Estate Agency, offer a one-stop property-shop serving North Leeds, East Leeds and beyond.

The prestigious offices in Chapel Allerton (North Leeds) and Whitkirk (East Leeds) provide residential sales and lettings, full property management services, all aspects of commercial property, legal services and in-house mortgage advice and financial planning.

\*\*\* IMPRESSIVE TWO BEDROOM APARTMENT \*\*\* EXCLUSIVE DEVELOPMENT \*\*\* LOCATED IN ROUNDHAY \*\*\* Stoneacre Properties are pleased to be able to offer for sale this fantastic two bedroom first floor apartment, forming part of the Moor Allerton Hall development, which consists of a Grade II listed former school house surrounded by generous communal grounds. The apartment has been refurbished throughout benefitting from a luxury kitchen and bathroom whilst retaining the character of the building, including original beams and large windows throughout. Moor Allerton Hall is located just off Lidgett Lane just a short walk from Street Lane with a fantastic range of bars, restaurants and shops along with the popular Roundhay park. Accommodation briefly comprises; entrance lobby, large open plan kitchen / lounge / diner, two double bedrooms and shower room. Externally the property benefits from ample unallocated off street

- PERIOD PROPERTY
- LUXURY KITCHEN & BATHROOM
- LARGE OPEN PLAN LIVING SPACE
- PRIVATE ENTRANCE
- COMMUNAL GARDENS
- EPC - TBC

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## ENTRANCE LOBBY

Tiled floor and alarm control panel.

## OPEN PLAN LOUNGE / DINER

Wood strip laminate flooring, five large windows, electric wall panel heater and two storage heaters.

## KITCHEN

Luxury fitted kitchen featuring large island, built in induction hob, steam oven, microwave oven, stainless steel sink, full size fridge, full size freezer, washing machine and space for slim line dishwasher. A key feature is the bespoke piece of ash worktop.

## MASTER BEDROOM

Wood strip laminate flooring, window and electric wall mounted heater.

## BEDROOM TWO

Wood strip laminate flooring, window and electric wall mounted heater.

## BATHROOM

High specification fully tiled shower room, large walk in shower, W.C, wash hand basin, wall mounted heated towel rail and large window.

## EXTERNAL

Large beautifully kept communal grounds with ample off road parking.

## LEASE

We are advised by the vendor that the property is leasehold with a term of 104 years remaining. The current service charge is approximately £1,384.84 Per annum and the ground rent is £100.00 Per annum, A buyer is advised to obtain verification from their solicitor or legal advisor.

