



**Stoneacre**  
Properties

184 Harrogate Road  
Chapel Allerton  
Leeds LS7 4NZ  
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www.stoneacreproperties.co.uk



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
<p>Very energy efficient - lower running costs</p> <p>Very environmentally friendly - lower CO<sub>2</sub> emissions</p>			
<p>Not energy efficient - higher running costs</p> <p>Not environmentally friendly - higher CO<sub>2</sub> emissions</p>			
<p>England &amp; Wales EU Directive 2002/91/EC</p>			

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## Carding Court, Winker Green, LS12 3DE

**£100,000**

Our branch opening hours are:

Mon	09:00 - 18:00
Tues	09:00 - 18:00
Weds	09:00 - 18:00
Thurs	09:00 - 18:00
Fri	09:00 - 18:00
Sat	10:00 - 17:00
Sun	By Appointment

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.

\*\*\* FANTASTIC 2 BED 2 BATH APARTMENT - IDEAL FTB / BTL PROPERTY \*\*\* PREVIOUSLY LET AT £720 \*\*\* Stoneacre Properties are delighted to offer for sale this CHAIN FREE, two double bedroom top floor apartment is set in the stunning surroundings of a converted mill and boasting two double bedrooms with an En-Suite to the master and an allocated parking space. The property comprises: Entrance Hall, Open plan Lounge/Kitchen/Diner, Two double bedrooms, Two Bathrooms and an allocated parking space. An early viewing is advised.

- EPC RATING D
- 2 DOUBLE BEDROOMS
- BATHROOM & EN-SUITE
- ALLOCATED PARKING SPACE
- NO ONWARD CHAIN
- GATED

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BUY SELL RENT MANAGEMENT FINANCE LEGAL

## ENTRANCE HALL

Entrance door, telephone intercom system, storage cupboard, electric wall mounted heater and access to loft via loft hatch

## LOUNGE

Double glazed window to rear, double glazed french doors to side with Juliette balcony, T.V. Point, electric wall mounted heater x2 and space for dining table opening out into Kitchen



## KITCHEN

Fitted wall and base units with work surfaces over, built in electric oven with electric hob and extractor hood over, space for washing machine, tumble dryer and fridge/freezer, stainless steel sink and drainer unit.



## MASTER BEDROOM

Double glazed window to side, electric wall mounted heater and T.V. Point

## EN-SUITE

Step in Shower Cubicle, low level W.C., pedestal sink unit, wall mounted electric heater and extractor fan



## BEDROOM TWO

Double glazed window to side, electric wall mounted heater

## BATHROOM

Bath with shower over, pedestal sink unit, low level W.C., extractor fan and electric wall mounted heater.

## EXTERNAL

One allocated parking space within the secure gated development.

## TENURE / LEASE

We are advised by the vendor that the property is leasehold with an original lease term of 125 years. The current service charge is approximately £1330 per annum and the ground rent is approximately £175 per annum. A buyer is advised to obtain verification from their solicitor or legal advisor.

