You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website.

The particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract.

All descriptions, dimensions, condition statements, permissions for use & occupation, and other details are given in good faith and are believed to be correct. Any intending purchasers or tenants should not rely them as such as statements or representations of fact but must satisfy themselves by inspection or otherwise as the correctness of each of them.

No person in the employment of Stoneacre Properties has any authority to make or give representation or warranty whatsoever in relation to this property.

These details believe to be correct at the time of compilation, but may be subject to subsequent amendment.

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

SELL

We are also available for out of hours appointments.

RENT

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.

Stoneacre Properties acting as agent for the vendors or lessors of this property give notice that:-

Stoneacre Properties 184 Harrogate Road Chapel Allerton Leeds LS7 4NZ Telephone: 0113 237 0999 Email: info@stoneacreproperties.co.uk

MANAGEMENT FINANCE

LEGAL

Luk Finda Property.co

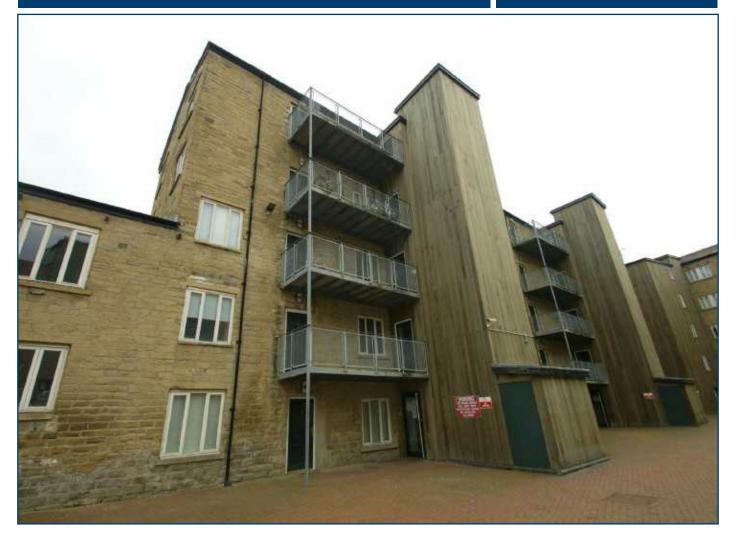
www.stoneacreproperties.co.uk







184 Harrogate Road
Chapel Allerton
Leeds LS7 4NZ
0113 237 0999
info@stoneacreproperties.co.uk
www.stoneacreproperties.co.uk



# Carr Mills, Buslingthorpe Lane, LS7 2DD

£89,950

\*\*\*IDEAL FIRST TIME PURCHASE OR POSSIBLE RENTAL INVESTMENT\*\*\* Located on the first floor (with lift) of a Mill conversion, Stoneacre Properties are delighted to be able to offer for sale an extremely well presented and spacious two double bedroom apartment. Carr Mills is a secure gated development which is set back just off Meanwood Road and therefore close to all local shopping and transport amenities as well as being close to local Universities and transport links into Leeds City Centre. The apartment features a spacious entrance hall, a well appointed reception room, luxury fitted kitchen, two double bedrooms and a modern bathroom/WC. Early internal viewings are strongly advised so as to avoid disappointment.

- GATED DEVELOPMENT
- GOOD CONDITION
- ENTRANCE HALL
- RECEPTION ROOM
- 2 DOUBLE BEDROOMS
- BATHROOM/WC
- LIFT

# **ENTRANCE HALL**

Entry system, laminated wood strip flooring, electric wall mounter, storage cupboard.

# **RECEPTION ROOM**

4.850 X 4.537 (15'11" X 14'11")

Double glazed box window, laminated wood strip flooring, electric wall heater.

## **KITCHEN**

2.856 X 2.524 (9'5" X 8'3")

Range of luxury fitted wall and base units with tiled splash back, stainless steel sink unit, built in oven and four ring electric hob with extractor hood over, plumbed for washing machine, laminated wood strip flooring, built in microwave, integrated fridge/freezer, double glazed window.

## **BEDROOM ONE**

4.204 x 2.418 (13'9" x 7'11")

Double glazed box window, electric wall heater. .

# **BEDROOM TWO**

2.777 X 2.356 (9'1" X 7'9")

Double glazed box window, electric wall heater.

### BATHROOM/WC

Modern suite comprising panelled bath with shower attachment, pedestal wash hand basin, low level WC, part tiled walls, tiled flooring, chrome heated towel rail.

### **EXTERIOR**

Carr Mills is set within a gated development with residents parking and a small communal garden area.







