



**Stoneacre**  
Properties

**NORTH LEEDS**

184 Harrogate Road, Chapel Allerton, Leeds LS7 4NZ  
Tel: 0113 237 0999 [info@stoneacreproperties.co.uk](mailto:info@stoneacreproperties.co.uk)  
[www.stoneacreproperties.co.uk](http://www.stoneacreproperties.co.uk)



19 Concord Street, Leeds City Centre, Leeds, LS2 7QB

Guide Price £125,000



## 19 Concord Street, Leeds City Centre, Leeds, LS2 7QB

- 2 DOUBLE BEDROOMS
- LEEDS CITY CENTRE
- ALLOCATED SECURE PARKING
- EPC RATING D
- MASTER BEDROOM WITH WC & BALCONY
- NO ONWARD CHAIN



\*\*\* GUIDE PRICE £125,000 - £135,000 \*\*\* INCREDIBLY SPACIOUS DUPLEX APARTMENT IN LEEDS CITY CENTRE - ALLOCATED PARKING SPACE - NO ONWARD CHAIN \*\*\* Stoneacre Properties are delighted to offer for sale this newly decorated apartment, located in Leeds City Centre and offered with no onward chain. The property is incredibly spacious and offers well presented accommodation over two floors. The ground floor features entrance hall, bedroom with sliding door to balcony, walk in store cupboard and WC. The first floor offers the second double bedroom, shower room and open plan lounge/kitchen with sliding door to the second balcony. There is an allocated off street parking included. In our opinion this property would be ideal for either first time buyers or investors - call us on 0113 237 0999 to arrange your viewing!

### COMMUNAL ENTRANCE

Well maintained communal areas, secure entrance with access via entry fob, ground floor apartment entrance.

### ENTRANCE HALL

Wood strip laminate flooring, video entry intercom, wall mounted electric radiator, walk in store cupboard, stairs.

### BEDROOM ONE 8.0 x max x 4.9 (26'3" x max x 16'1")

Spacious double bedroom with sliding door to balcony, wall mounted electric radiator,

door to store area & WC.

### STORE ROOM/WC

Store area with wood strip laminate flooring, door to WC with wash hand basin and tiled flooring.

### FIRST FLOOR LANDING

Store cupboard.

### BEDROOM TWO 4.3 x 4.0 (14'1" x 13'1")

Second double bedroom with double glazed window, wall mounted electric radiator.

### SHOWER ROOM

Fully tiled suite comprising walk in shower cubicle, WC, wash hand basin, tiled floor, part tiled walls, heated towel rail, extractor fan.

#### **LOUNGE AREA 4.9 x 4.8 (16'1" x 15'9")**

Generous living area having sliding door to balcony, wood strip laminate flooring, wall mounted electric radiator, open plan to kitchen.

#### **KITCHEN AREA 3.1 x 2.0 (10'2" x 6'7")**

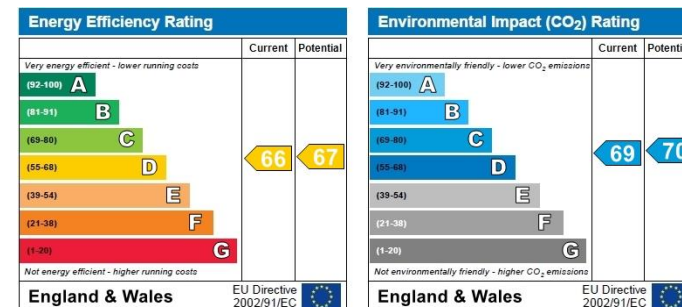
Featuring a range of fitted wall and base units with complimentary worksurfaces,

built in oven, four ring electric hob, extractor hood, plumbed for washing machine, freestanding fridge freezer, wood strip laminate flooring.

#### **LEASE**

We are advised by the vendor that the property is leasehold with a term of 155 years from 2009. The current service charge is approximately £2560 per annum and the ground rent is £200 per annum, A buyer is advised to obtain verification from their solicitor or legal advisor.





**Stoneacre**  
Properties

**NORTH LEEDS**  
Stoneacre Properties  
184 Harrogate Road  
Chapel Allerton  
Leeds, LS7 4NZ  
Tel: 0113 237 0999  
info@stoneacreproperties.co.uk  
www.stoneacreproperties.co.uk

**EAST LEEDS**  
Stoneacre Properties  
1 Colton Road  
Whitkirk  
Leeds, LS15 9AA  
Tel: 0113 260 9111  
whitkirk@stoneacreproperties.co.uk  
www.stoneacreproperties.co.uk

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.

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