



Stoneacre
Properties

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		45	66
EU Directive 2002/91/EC			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(52-100) A			
(39-51) B			
(21-38) C			
(13-20) D			
(5-12) E			
(1-4) F			
(1-2) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		43	65
EU Directive 2002/91/EC			



Stonelea Court, Headingley, LS6 2BQ

£149,950

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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

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.

*** CHAIN FREE BTL OPPORTUNITY - TENANTED AT £750PCM - RECENTLY EXTENDED LEASE! *** Stoneacre Properties are delighted to offer for sale a two bedroom apartment which is available for sale CHAIN FREE. Situated within WALKING DISTANCE of Headingley Centre and with an EXTENDED LEASE, this first floor apartment boasts a DETACHED GARAGE and NEUTRAL DECOR throughout. The property comprises: communal entrance hall with stairs up to apartment, lounge with dining area, separate kitchen, inner hallway, master bedroom, second double bedroom and bathroom. Externally the property benefits from access to communal gardens, parking and a detached garage.

- INVESTMENT OPPORTUNITY
- CURRENTLY TENANTED £750PCM
- 2 BEDROOM APARTMENT
- DETACHED GARAGE
- EXTENDED LEASE
- FANTASTIC

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BUY SELL RENT MANAGEMENT FINANCE LEGAL

COMMUNAL ENTRANCE

Shared entrance door with one other flat from ground floor with stairs leading to first floor and flat entrance

LOUNGE / DINER

5.18 X 3.23 (17'0" X 10'7")

Carpeted throughout, gas central heating radiators and double glazed sash windows over looking private gardens to the rear of the development



KITCHEN

3.00 X 1.97 (9'10" X 6'6")

A range of wall and base units, rolled edge work tops over, stainless steel sink and drainer with tiled splash back; gas hob and electric oven, with cooker hood over; plumbing for an automatic washing machine; space for fridge; built in storage cupboard, which houses the boiler and a window to the front of the development



BEDROOM ONE

4.25 X 2.73 (13'11" X 8'11")

A double bedroom, carpeted with a radiator and a window to the rear over looking the gardens



BEDROOM TWO

2.89 X 1.84 (9'6" X 6'0")

Carpeted bedroom with a radiator and a window to the front elevation.



BATHROOM

1.95 X 1.69 (6'5" X 5'7")

Partly tiled, three piece suite comprising: bath with electric shower over, hand wash basin, a low level W.C, a radiator and window to the front elevation.



LEASE

We are advised by the vendor that the property is leasehold with a recently extended lease, having a term of approximately 158 years remaining. The current service charge is approximately £900 per annum and the ground rent is £50 per annum, A buyer is advised to obtain verification from their solicitor or legal advisor.