



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D		64	64
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

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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

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Tudor House, Oakwood Grove, LS8 2PA

£174,950

*** TWO BEDROOM PERIOD APARTMENT WITH NO ONWARD CHAIN *** LOCATED CLOSE TO ROUNDHAY PARK - FAR REACHING VIEWS *** Stoneacre Properties are pleased to be able to offer for sale a lovely two bedroom top floor apartment in this beautifully converted building, located on a leafy suburb in Oakwood. The property is situated with convenient access to the extensive amenities on Oakwood Parade, including restaurants, bars, cafes, and a variety of shops, a library and supermarkets, along with transport services offering access to the city centre, outer Ring Road and the A1-M1 link road. Nearby Roundhay Park is approximately five minutes walk and offers beautiful woodland walks alongside a range of recreational activities. Accommodation briefly comprises, communal entrance, entrance hall, lounge / diner, kitchen, two double bedrooms and house bathroom. The apartment benefits from large communal grounds and off street parking.

- NO ONWARD CHAIN
- PERIOD PROPERTY
- TOP FLOOR APARTMENT
- 2 BEDROOMS
- EPC RATING D
- ALLOCATED PARKING SPACE
- FAR REACHING

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BUY SELL RENT MANAGEMENT FINANCE LEGAL

LOCATION

The property is situated with convenient access to the extensive amenities on Oakwood Parade, including restaurants, bars, cafes, and a variety of shops, a library and supermarkets, along with transport services offering access to the city centre, outer Ring Road and the A1-M1 link road. Nearby Roundhay Park is approximately five minutes walk and offers beautiful woodland walks alongside a range of recreational activities.

COMMUNAL ENTRANCE

Having feature stained glass and stairs to second floor apartment entrance.

ENTRANCE HALL

L-shaped entrance hall with central heating radiator, intercom phone, large store area above bathroom door.

LOUNGE-DINING

Large double glazed window offering beautiful, far-reaching views, central heating radiator.

KITCHEN

Featuring a range of modern wall and base units, inset stainless steel bowl sink, full range of integrated appliances including oven, gas hob and extractor hood, under-counter fridge with freezer box and washer-dryer. There is also a Velux rooflight and cupboard housing central heating boiler.



BEDROOM ONE

Spacious bedroom having dual aspect double glazed windows with leafy views, central heating radiator.

BEDROOM TWO

Double bedroom with double glazed window, central heating radiator. Loft hatch.

BATHROOM

Modern suite comprising bath with electric shower over and screen, bowl wash hand basin, WC, chrome heated towel rail, extractor fan, large storage cupboard.

EXTERNAL

This stunning property is situated in a secure gated plot, with beautifully kept communal gardens along with an expansive gravelled driveway leading to the allocated parking area.

LEASE

We are advised by the vendor that the property is leasehold with a term of 164 years remaining. The current service charge is approximately £2373 per annum and the ground rent is £320 per annum. Buildings insurance is currently £395 per annum. A buyer is advised to obtain verification from their solicitor or legal advisor.

