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FINANCE

LEGAL

Our branch opening hours are: 09:00 - 18:00 Mon 09:00 - 18:00 Tues 09:00 - 18:00 Weds 09:00 - 18:00 Thurs 09:00 - 18:00 Fri 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.

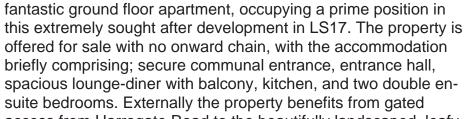
The prestigious offices in Chapel Allerton (North Leeds) and Whitkirk (East Leeds) provide residential sales and lettings, full property management services, all aspects of commercial property, legal services and in-house mortgage advice and financial planning.

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

MANAGEMENT







*** INCREDIBLY SPACIOUS GROUND FLOOR APARTMENT IN

CHAIN *** Stoneacre Properties are delighted to offer for sale this

DESIRABLE LS17 GATED DEVELOPMENT - NO ONWARD

suite bedrooms. Externally the property benefits from gated access from Harrogate Road to the beautifully landscaped, leafy communal gardens and visitors parking, along with a private space in the underground parking facility. There is the added benefit of an on-site caretaker.

184 Harrogate Road Chapel Allerton Leeds LS7 4NZ 0113 237 0999

info@stoneacreproperties.co.uk www.stoneacreproperties.co.uk



Stoneacre

Properties

The Moorings, Harrogate Road, **LS17 8EN**

£365,000

• EXCLUSIVE **DEVELOPMENT**

• 2 DOUBLE **BEDROOMS**

• 2 EN-SUITES

• DESIRABLE LS17 **LOCATION**

 GATED **DEVELOPMENT**

www.stoneacreproperties.co.uk

COMMUNAL ENTRANCE

Secure communal entrance, lift access to underground parking.

ENTRANCE HALL

Spacious hallway with intercom entry phone, central heating radiator, utility cupboard plumbed for washing machine, large store/coats cupboard, alarm panel.

LOUNGE-DINING

Generous reception room with two sets of French doors providing access to balcony, additional double glazed window, three central heating radiators.

KITCHEN

Featuring a range of white wall and base units with complementary worksurfaces and tiled splashback, stainless steel sink drainer, integrated oven, four ring gas hob and extractor hood, integrated dishwasher, space for freestanding fridge freezer, double glazed window overlooking the communal gardens, cupboard housing central heating boiler, central heating radiator.

MASTER BEDROOM

Spacious master bedroom having a range of fitted furniture including wardrobes and bedside tables, double glazed window, central heating radiator, door to en-suite.

MASTER EN-SUITE









Suite comprising bath, walk in shower cubicle, WC, wash hand basin, central heating radiator.

BEDROOM TWO

Second double bedroom having fitted wardrobes, double glazed window, central heating radiator, door to ensuite.

EN-SUITE

Suite comprising walk in shower cubicle, WC, wash hand basin, central heating radiator.

EXTERNAL

The property benefits from gated access from Harrogate Road to the beautifully landscaped, leafy communal gardens and visitors parking, along with a private space in the underground parking area. There is the added benefit of an on-site caretaker.

LEASE

We are advised by the vendor that the property is leasehold with a term of approximately 93 years remaining. The current service charge is approximately £3,500 per annum. A buyer is advised to obtain verification from their solicitor or legal advisor.







