



ARAGON COURT, 252
STAINBECK LANE,
LEEDS, LS7 2PS
Guide Price £174,950
2 Bedroom Flat
EPC Rating: D



Offering the fantastic modern living we are delighted to offer this spacious ground floor contemporary apartment well as benefitting from an allocated parking space. The current vendor has maintained the property to a high standard with fitted wardrobes to the bedroom with en-suite, modern Kitchen with fitted appliances and French doors off the Lounge to communal gardens. The property comprises entrance hall with storage cupboard, open plan Lounge with dining area and opening out into the Kitchen, two bedrooms, master with en-suite and bathroom with communal grounds externally and an allocated parking space.

ENTRANCE HALL

Entrance door, electric wall heater, inset ceiling spotlights, telephone intercom system and storage cupboard.

OPEN PLAN LOUNGE/DINING AREA 18'1" x 24'6" (5.52 x 7.47) incl. kitchen

Two electric wall heaters, double glazed patio doors to rear opening and T.V Point, open plan leading to the modern kitchen.

KITCHEN AREA

Fitted wall and base units with work surfaces over, built in electric oven, electric hob and extractor hood over, built in fridge, freezer, dishwasher, microwave and washing machine, stainless steel sink and drainer unit and inset ceiling spotlights.

MASTER BEDROOM 11'3" x 10'8" (3.42 x 3.25)

Double glazed window to side, fitted wardrobes, electric wall heater and T.V. Point, double glazed window to front.

EN-SUITE

The en-suite shower room comprises low flush wc, wash hand basin and walk in shower.

BEDROOM TWO 6'7" x 9'11" (2.00 x 3.02)

Window to side and T.V. Point.

BATHROOM

Bath with shower over, pedestal sink unit, low level W.C., heated towel rail, part tiled walls, shaver point, extractor fan and inset ceiling spotlights.

EXTERNALLY

Communal gardens, allocated parking space and visitor parking.





All measurements are approximate and for display purposes only.
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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92-100) A			(92-100) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales	EU Directive 2002/91/EC		England, Scotland & Wales	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

AGENTS NOTES:

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Mortgage Advice Bureau (MAB): We routinely refer buyers to MAB. You can decide whether you choose to deal with MAB. Should you decide to use MAB, Linley and Simpson Group will receive a payment of £250 from MAB for recommending you to them.