



STONE MILL COURT,
TANNERY PARK,
MEANWOOD, LEEDS
LS6 4RQ
£165,000

2 Bedroom Flat

LINLEY &
SIMPSON

AN APPEALING TWO BEDROOM TOP FLOOR FLAT forming part of a landmark mill conversion once known as Meanwood Tannery. Positioned on the 3rd floor, the property benefits from gas central heating and hardwood double glazing and briefly comprises: communal entrance with stairs to 3rd floor, private entrance hall, two bedrooms, a spacious lounge with dining area, separate kitchen and a bathroom with over bath shower. Stone Mill Court is a classic conversion of an 1857 tannery, retaining much of the Victorian building's original character yet sympathetically integrating modern elements such as glass and steel within the entrance atriums. Being top floor and with all rooms having high ceilings, the flat is light and airy, and is decorated with a pleasing neutral colour scheme. NO ONWARD CHAIN.

Meanwood is a very popular suburb in north Leeds, situated approx. three miles north of Leeds city centre. The area boasts a great mix of bars, pubs, restaurants and supermarkets, as well as several schools with Good or Outstanding Ofsted reports. For those commuting into the city centre the journey takes approx. 20 mins by car or bus. Meanwood Park, the Meanwood Valley Trail and Woodhouse Ridge are close by, providing open spaces and solace from the daily hustle and bustle.

GROUND FLOOR

COMMUNAL ENTRANCE HALL

With stairs rising to first, second and third floors.

PRIVATE ENTRANCE HALL

Fitted with laminate flooring and a wall mounted door-entry intercom system. Store cupboard and loft hatch with access into the roof space where there is additional informal storage.

KITCHEN

Having a range of fitted base and wall cupboards incorporating an inset stainless steel sink unit and single drainer, split-level oven and hob with overhead filter hood, space for fridge/freezer, plumbing for automatic washer, extractor fan, gas central heating boiler and splash tiling.

LOUNGE/DINING AREA

This is a spacious 'L' shaped room with space for lounge and dining room furniture if desired. East facing, for morning sun, the room is fitted with laminate flooring and benefits from a large picture window with views towards Mill Pond Close and Woodhouse Ridge in the far distance.

BEDROOM ONE (DOUBLE)

A double bedroom with a furniture friendly footprint.

BEDROOM TWO (SINGLE)

Benefiting from a large picture window, this single bedroom would also lend itself well to homeworking.

BATHROOM

With low level WC, pedestal washbasin and panelled bath with over bath-plumbed shower. Fully tiled walls around the bath area, partial tiling elsewhere. Tile effect vinyl flooring.

OUTSIDE

There are maintained gardens and grounds with ample on-site car parking for both residents and visitors.

TENURE

Leasehold for a term of 125 years from 1998.

SERVICE CHARGE & GROUND RENT

Our seller informs us there is a service charge of approx. £135.00 per calendar month, which includes a sum to cover ground rent.

COUNCIL TAX BAND B



Stone Mill Court, Leeds, LS6

Approximate Area = 563 sq ft / 52.3 sq m

For identification only - Not to scale



THIRD FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2022. Produced for Linley & Simpson. REF: 653301

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) A			
(81-91) B			
(69-80) C		75	77
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
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.

AGENTS NOTES:

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