



STANMORE PLACE,  
BURLEY, LEEDS LS4  
2RR  
£112,000

2 Bedroom Flat

LINLEY &  
SIMPSON

A WELL PRESENTED TWO BEDROOM GROUND FLOOR FLAT in a purpose built development in Burley. Currently let on a fixed term AST at £650pcm until 20 November 2022, the property is offered for sale as a going concern to BTL investor buyers. Already benefiting from uPVC double-glazing, gas central heating and a private entrance, the flat briefly comprises: lobby with under stairs storage, spacious lounge with dining area, modern kitchen, two bedrooms and a contemporary bathroom with shower. Internally, the property is neutrally decorated and externally there are communal gardens and off road parking. LOW MONTHLY SERVICE CHARGE AND NO ONWARD CHAIN.

PLEASE NOTE: the lease has 63 years remaining. The sellers will consider starting the lease extension process but the buyer will be responsible for the associated costs, including the cost to extend the lease.

Burley is a popular suburb in north-west Leeds, situated approx. two miles from Leeds city centre. The nearest train station is Burley Park, which is approx. 10 mins walk away; and only one stop before Leeds city centre. The immediate area has a range of local shops, off licences, take aways etc, and there are larger stores and leisure facilities just a short walk away on Kirkstall Road. The Council owned allotments are opposite, and Burley Park & the Tennis Courts are close by.

## **GROUND FLOOR**

### **PRIVATE ENTRANCE LOBBY**

Having laminate flooring and under stairs storage area, this room leads to...

### **LOUNGE/DINING AREA**

This is a spacious room with a large picture window, carpeted floor and a living-flame gas fire and wood surround. There is ample floor space for a sofa, coffee table, TV table and dining table and chairs. Leading to...

### **KITCHEN**

A practical modern kitchen with a range of wall and base units and complimentary granite style worktop and splashback tiling. There is an integrated electric oven and gas hob (with extractor hood above), a freestanding washing machine and a freestanding fridge/freezer. Stainless steel sink with mixer tap and inset drainer. Vinyl tile effect flooring.

### **BEDROOM ONE (DOUBLE)**

Positioned at the rear of the property, this double bedroom benefits from a large window and a furniture friendly footprint.

### **BEDROOM TWO (SINGLE)**

Also located at the rear of the property, this is a single bedroom, which the current tenants are using as a hobbies room. The gas central heating boiler is located in this room.

### **BATHROOM**

A modern bathroom with a back to wall WC, a washbasin (with vanity unit) and a panelled bath with over bath electric shower. The room is partially tiled and there is a shower screen fitted. Vinyl flooring.

### **OUTSIDE**

There is off road parking at the front of the development and communal gardens at the rear for residents to enjoy.

### **LEASE**

99 years from 1985. 68 years remaining on the lease.

### **GROUND RENT**

Our seller informs us there is no Ground Rent payable.

### **SERVICE CHARGE**

Our seller informs us the service charge is currently £46.63pcm and this is paid to Your Housing Group (which manages the development).

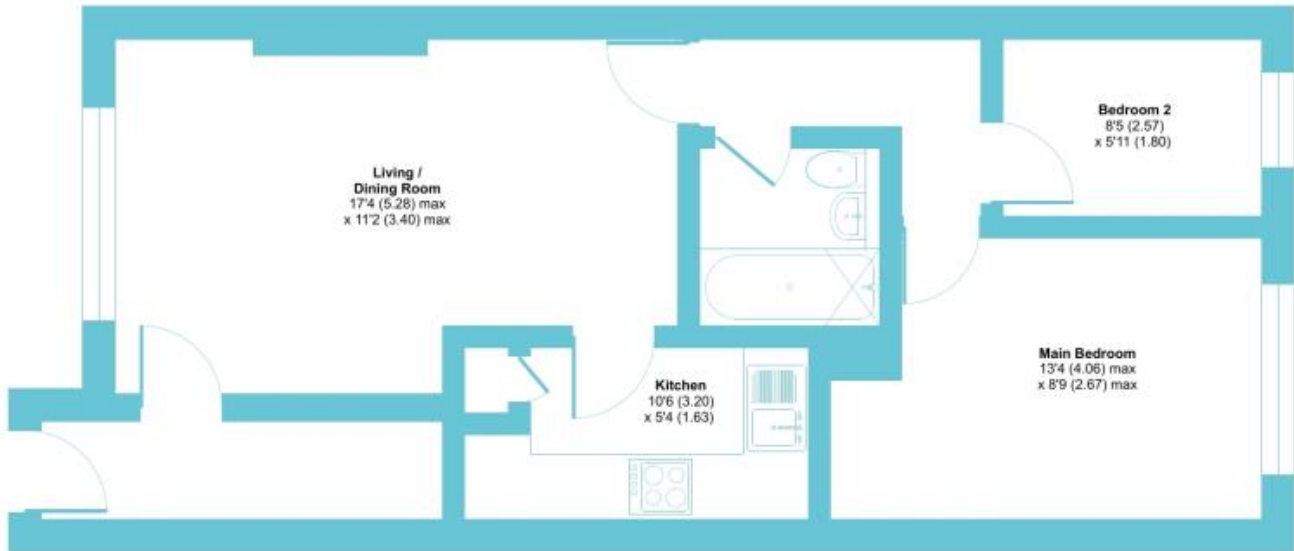
### **COUNCIL TAX BAND A**



# Stanmore Place, Leeds, LS4

Approximate Area = 520 sq ft / 48 sq m

For identification only - Not to scale



GROUND 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: 843337

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	76	78
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	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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