



**The Place, 564 Harrogate Road, Leeds,
West Yorkshire, LS17**

Asking Price £229,950

ManningStainton

helping people move



A stunning two bedroom first floor apartment in this desirable development off Harrogate Road is offered to the market with NO ONWARD CHAIN. The light and airy accommodation with its high ceilings and oak flooring briefly comprises communal entrance hall with video intercom entry and lift to first floor.

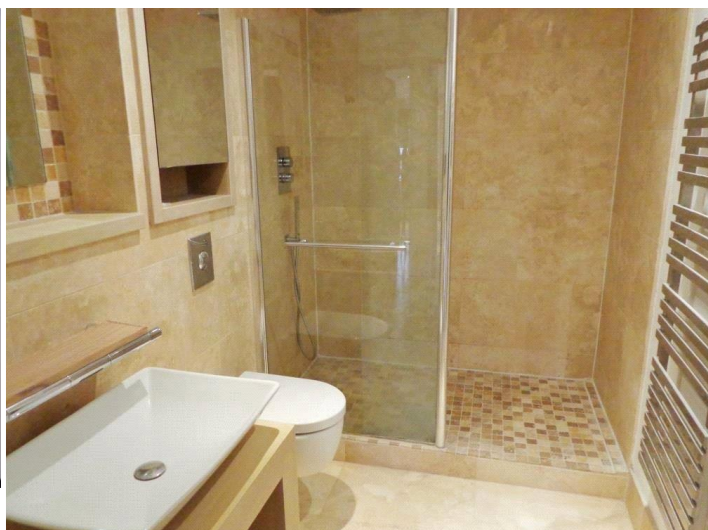
To the first floor: A private entrance hall, open plan lounge/kitchen with integrated appliances including induction hob and fitted wall and base units, two spacious double bedrooms, master bedroom benefitting from an ensuite shower room and a further bathroom with three piece suite.

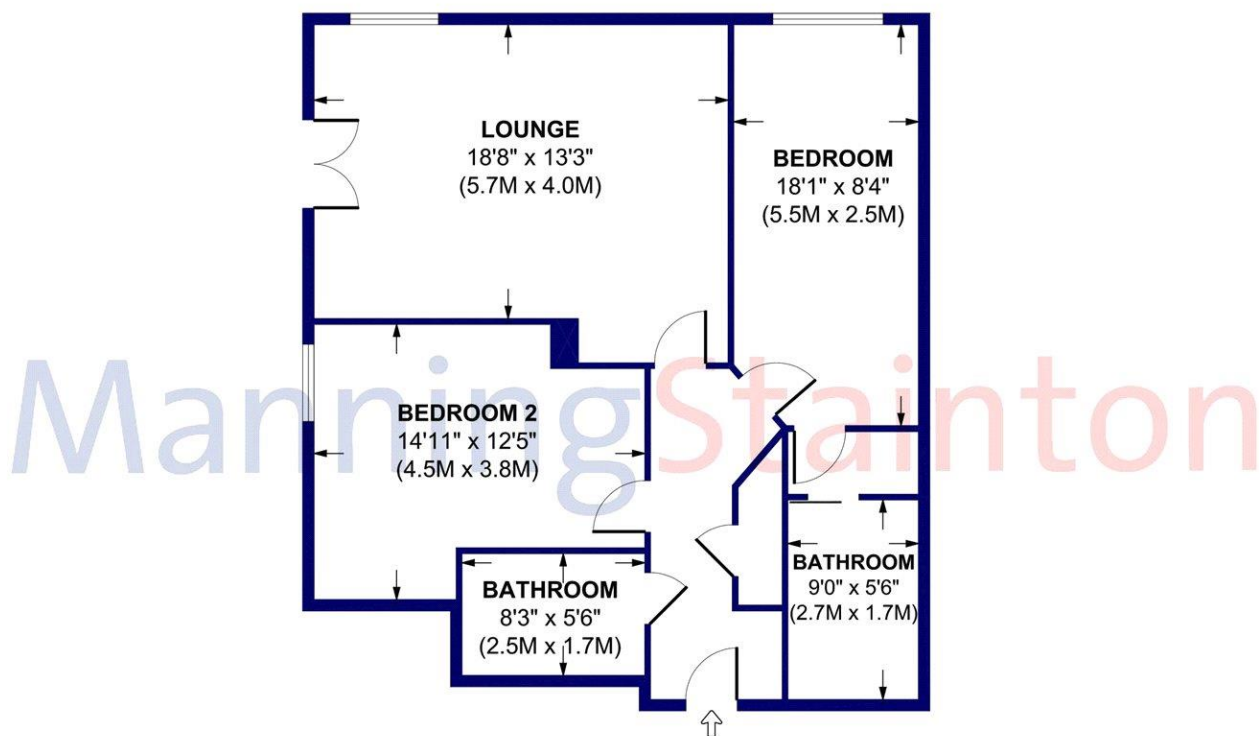
With travertine tiled bathroom and ensuite, heated flooring, intelligent wiring with multi-room audio and mood lighting and an allocated parking space, this is a must-have apartment for the professional single or couple. Externally there is an undercroft allocated parking space and well kept communal grounds.

The property is conveniently located and is within easy vehicular access to the extensive amenities of Moortown Corner and of Street Lane. The further amenities at the Moor Allerton complex including Sainsbury's are also within easy vehicular access as is the David Lloyd leisure centre opposite on the Ring Road. Leeds City Centre is also easily accessible via frequent public transport links and there are a variety of golf courses and good schools for all ages within the area.

Offered to the market with no upward chain.

Early viewing is highly recommended and can be arranged via our Moortown office.





FLAT 7, THE PLACE

APPROX. GROSS INTERNAL FLOOR AREA 790 SQ FT / 74 SQ M

ILLUSTRATION FOR IDENTIFICATION PURPOSES ONLY - NOT TO SCALE

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Tenure:

Leasehold

Service Charge: £2,666 per annum

Ground Rent: £700 per annum

Years Remaining: 107

Any information in relation to the length of lease, service charge, ground rent and council tax has been confirmed by our sellers. We would advise that any buyer make their own enquiries through their solicitors to verify that the information provided is accurate and not been subject to any change. *Please note that additional fees could be incurred for a leasehold pack as part of the purchase price.

Council Tax Band:

D

Viewing:

By appointment only through our Moortown branch.

Agents Notes:

All measurements have been taken using electronic measuring devices and are only approximate.

We work with a number of specially selected companies and have pre-agreed competitive rates for our customers. If you use our Conveyancing Service then we will receive a referral fee from Move With Us Ltd. Our average fee earned is two hundred and eighty five pounds. If you use our Removals Service then we will receive a referral fee from The Shires Removal Group Limited. Our average fee is one hundred and five pounds. Please note that you are under no obligation to use any of these recommended services.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	78	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

