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**40 Stoneleigh Court, Leeds, West Yorkshire, LS17 8FN**

Energy Rating: D | Council Tax Band: F  
Offers Over £325,000

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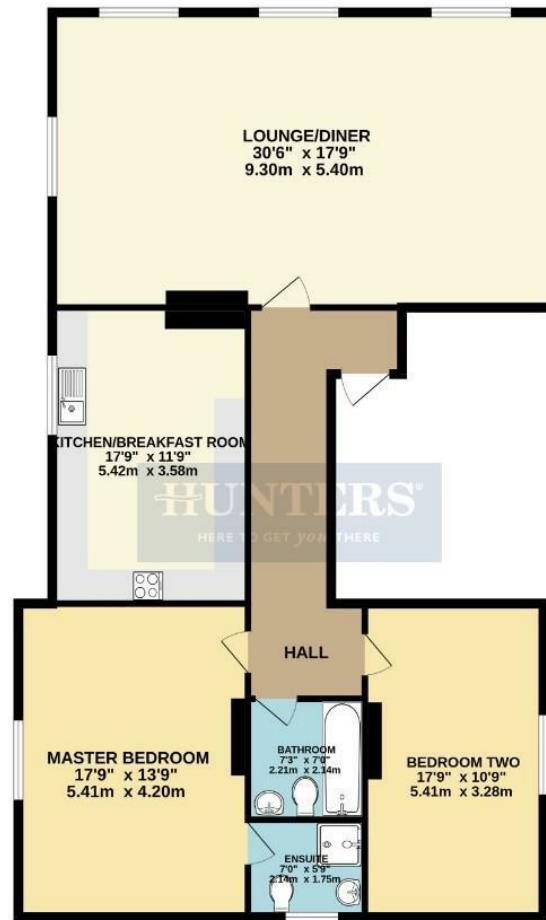
CONVERTED FROM A BEAUTIFUL GRADE II LISTED BUILDING – FIRST FLOOR PENTHOUSE STYLE APARTMENT – TERRIFIC 30' PLUS LOUNGE DINING ROOM – SEPARATE KITCHEN BREAKFAST ROOM – TWO DOUBLE BEDROOMS – TWO BATHROOMS – APPROXIMATELY 1450 SQFT - COMMUNAL GARDENS – ALLOCATED PARKING – SECURE GATED DEVELOPMENT

At approximately 1450 SQFT, this first floor penthouse style apartment, is a rare opportunity for anyone looking for well appointed space in an excellent building. Converted from a Grade II listed building, the property is located on the border of Shadwell, Moortown and Roundhay, close to shops, bars, restaurants, parks, schools, transport links and other great amenities in the area. There is gated access to communal gardens, allocated parking and ample visitor parking. Internally it briefly comprises; hallway, 30' lounge dining room, separate kitchen breakfast room, an ensuite master bedroom, bathroom and a further double bedroom. Energy Rating - D

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FIRST FLOOR  
1450 sq.ft. (134.7 sq.m.) approx.



STONELEIGH COURT, LEEDS, WEST YORKSHIRE, LS17 8FN

TOTAL FLOOR AREA: 1450 sq.ft. (134.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and fixtures shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D	57	63	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales		EU Directive 2002/91/EC	
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**Hallway**  
23'6" (max) - 9'3" (max)  
Door entry phone and radiator.

**Lounge Dining Room**  
30'6" (max) - 17'9" (max)  
Multi aspect windows, multiple windows and feature high ceilings.

**Kitchen Breakfast Room**  
17'9" (max) - 11'9" (max)  
Hob with extractor fan over, fridge freezer, dish washer, washer dryer, fan oven, stainless steel sink with drainer, radiator, tiled floor, boiler, tiled splash back and a range of wall and base units.

**Master Bedroom**  
17'9" (max) - 13'9" (max)  
Radiator.

**Ensuite**  
7'0" (max) - 5'9" (max)  
Half tiled walls, shower cubicle with glass

enclosure, wash hand basin, radiator and w/c.

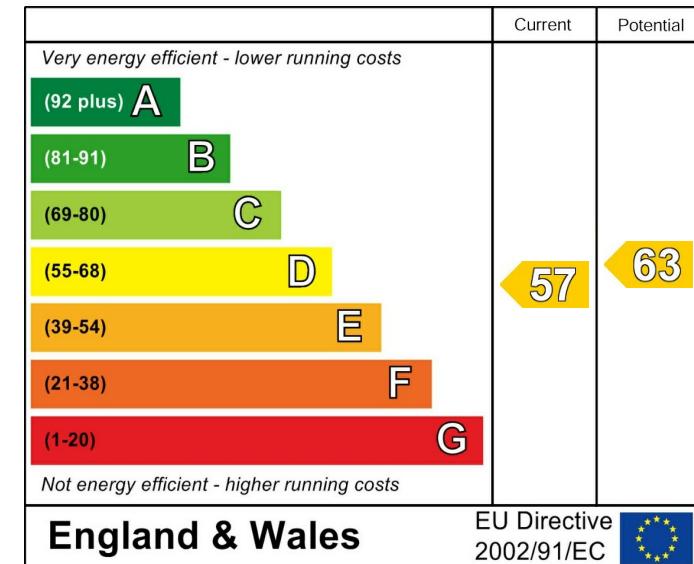
**Bedroom Two**  
17'9" (max) - 10'9" (max)  
Radiator.

**Bathroom**  
7'3" (max) - 7'0" (max)  
Half tiled walls, panel bath with shower over, wash hand basin with pedestal under, heated towel rail and w/c.

**Parking**  
Gated access, one allocated parking space and ample visitor parking spaces.

**Communal Gardens**  
Mature trees, grassed lawns, flower beds, plants, bushes and trees.

## Energy Efficiency Rating



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances. All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

