



Stoneacre
Properties



Chapeltown Road

Chapel Allerton Leeds, LS7 3JT

£225,000



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ENTRANCE

The building is entered via an intercom entry system and stairs lead up to the first floor. Upon entering the property you are welcomed into the hallway where you will find a handy store cupboard.

KITCHEN/LIVING/DINER

This fantastic open plan living space is naturally bright and airy and offers great versatility with plenty of layout options. Fully fitted kitchen with gloss grey units with marble effect worksurfaces, fully integrated range of appliances including fridge freezer, electric oven, ceramic hob, extractor hood, dishwasher, washer dryer, Porcelanosa white brick tiled splashback

BEDROOM 1

Positioned to the far end of the property is this large double bedroom, laid to carpet with plenty of space for bedroom furniture.

BEDROOM 2

Second large double bedroom with wood paneled wall. The room is laid to carpet and makes a great everyday bedroom, guest room or home office.

BATHROOM

Luxury fully tiled bathroom suite featuring Porcelanosa tiles, vanity wash hand basin, bath with shower over and screen, WC, taps, Xpelair extractor fan, chrome heated towel rail.

THE DEVELOPMENT

This stunning characterful building is located a short distance from the heart of Chapel Allerton and therefore on the door step of fantastic bars, restaurants, shops and leisure facilities. Leeds city

centre is less than 2 miles away and with the excellent transport links is accessible within 10 minutes.

SPECIFICATION

Allocated parking space within the development

BPT Video intercom entry system

Vancouver prefinished oak doors throughout

Brushed chrome light switches and sockets with USB sockets

Wooden laminate flooring to open plan lounge/kitchen/diner

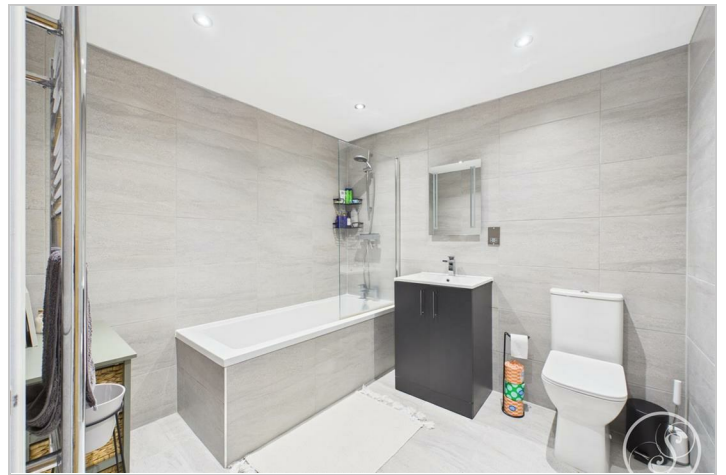
Electric 'Megaflo' water cylinder with digital wall mounted electric radiators.

EXTERNAL

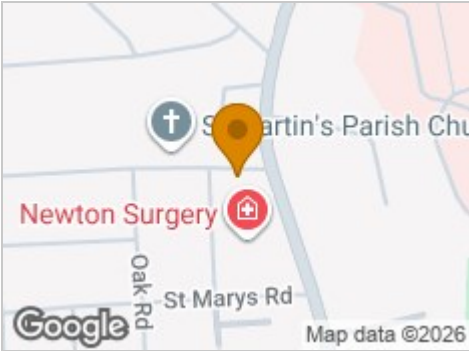
The property benefits from access to well maintained communal gardens.

LEASE

We are advised by the vendor that the property is leasehold with a term of 250 years commencing 2020. The current service charge is approximately £1587 per annum and the ground rent is £250 per annum, A buyer is advised to obtain verification from their solicitor or legal advisor.



Road Map



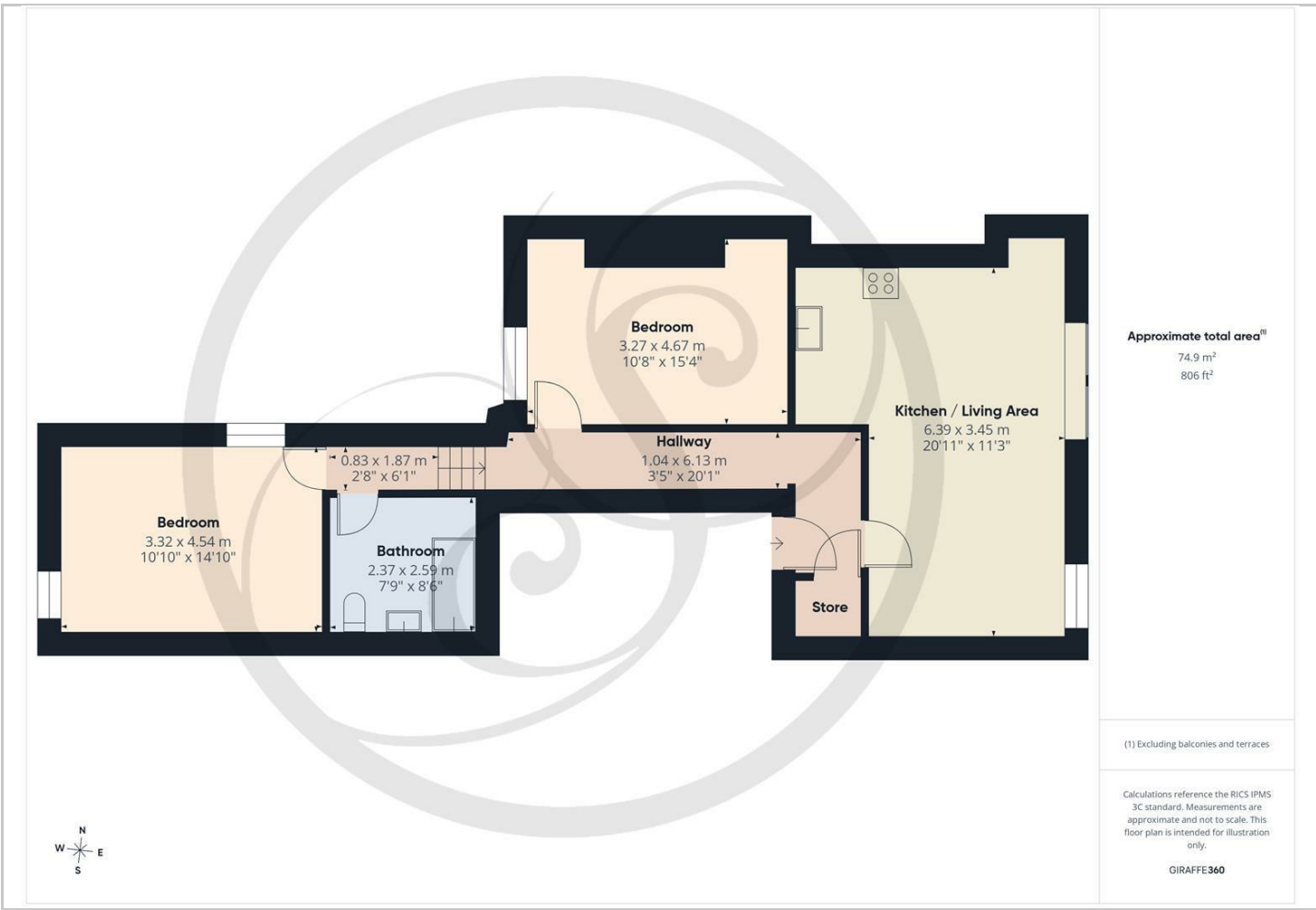
Hybrid Map



Terrain Map



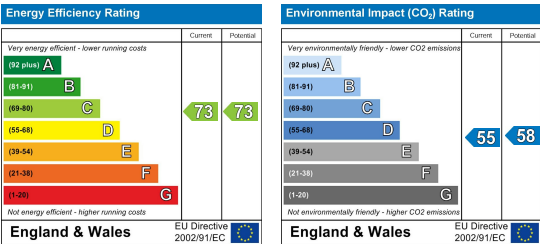
Floor Plan



Viewing

Please contact our Chapel Allerton Sales Office on 0113 237 0999 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.