



Stoneacre
Properties



Allerton Hall

Wensley Drive Leeds, LS7 3QW

£525,000



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Entrance

Entering the property you are welcomed into the first reception room.

Reception Room 1

This spacious open plan reception room provides space for seating with wonderful views across the private garden and a dedicated formal dining space with easy access to the kitchen. The room features wonderful wood paneling as well as a feature fireplace. This reception room provides access to the formal living room, one of the three bedrooms and the kitchen, as well as to the hallway which leads to the rest of the flat.

Reception Room 2 (Formal Living Room)

This grand room oozes character with original detailing to the ceiling as well as a feature fireplace. Large floor to ceiling windows flood the room with natural light.

Kitchen

A modern kitchen but innkeeping with the period of the property. Made up of shaker style wall and base units with built in fridge/freezer, oven, gas hob with extractor above and plenty of storage space.

Bedroom

The first of three bedrooms. A large double bedroom with ample space for bedroom furniture.

Hallway

Offering access to the second of the three bedrooms, the main bathroom, the utility cupboard and through to the third bedroom which could also be used as an additional reception room.

Bedroom

The second of the three bedrooms, again a large double with space for wardrobes. The room boasts a w/c comprising toilet and sink.

Bathroom

Main bathroom is a four piece suite with shower, bath, toilet and sink.

Utility

A utility cupboard can be found at the end of the hallway which is plumbed for a washing machine and also provides useful storage.

Bedroom / Reception Room

The third and final bedroom is possibly one the grandest rooms of them all. Benefitting from the large curved wall and windows and impressive high ceilings with decorative detailing, this room oozes grandeur. Previously used as the third bedroom it is also ideal as a further reception room if preferred. This room also connects back through to reception room 1.

External

One of the additional highlights of this property is its outdoor space. With such a central Chapel Allerton location, to then find a garden as hidden, private and well presented as this is almost impossible to find. The garden is interwoven with a plethora of mature plants and trees as well as a large lawn and patio seating area. Once you see this garden, you will fall in love with it, and it is South facing!!

Parking

The property also benefits from a large private driveway with wrought iron gates.

Tel: 0113 237 0999

Outbuildings

Finally, this property also comes with outbuildings spanning 1100 sqft. They are in need of repair but offer an amazing opportunity to replace like for like, or to develop. The current owners have previously had plans drawn up for a residential dwelling, but any potential development would all be subject to planning. The only way to get a true feel for what this property offers is to come and view.

Lease

We are advised by the vendor that the property is leasehold with a term of approximately 84 years remaining but the owner will also acquire the freehold of the property. The current service charge is approximately £170 per month and ground rent is approximately £25 per annum. A buyer is advised to obtain verification from their solicitor or legal advisor.



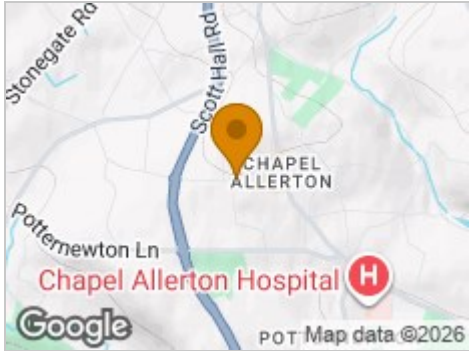
Road Map



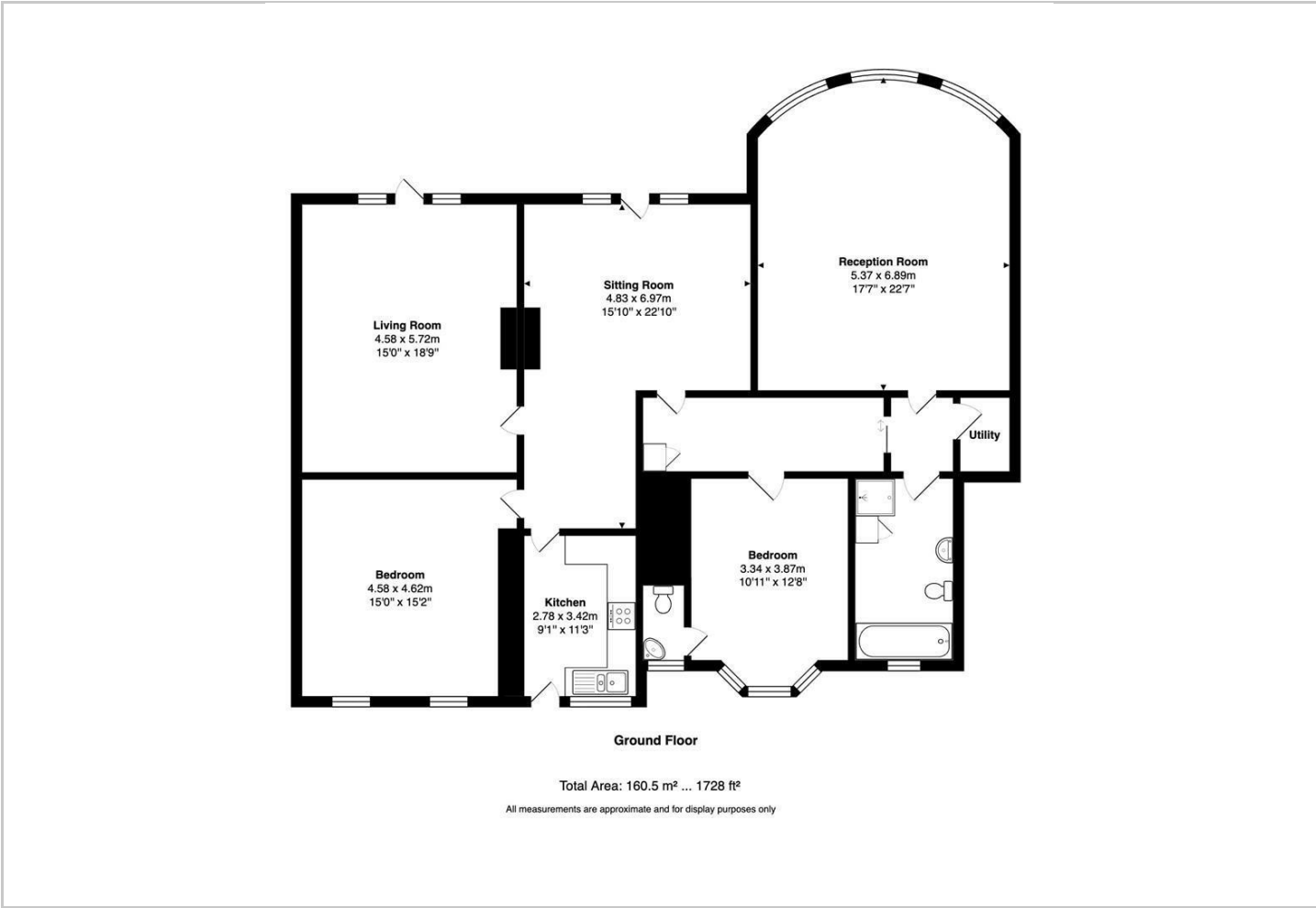
Hybrid Map



Terrain Map



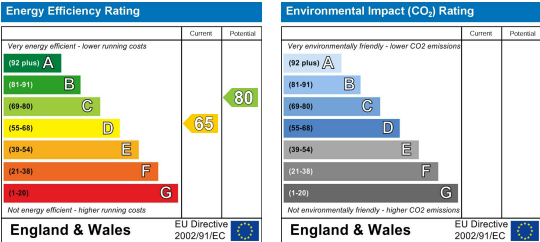
Floor Plan



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.