



Stoneacre
Properties



Allerton Hill

Chapel Allerton Leeds, LS7 3QB

Offers In The Region Of £230,000



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Entrance

Entrance hall featuring elegant marble flooring, high ceilings, and a central heating radiator, creating a bright and welcoming first impression. There is also a private entrance that leads into the kitchen. The main entrance hallway also benefits from underfloor heating which continues in to the bathroom.

Kitchen

Kitchen featuring marble flooring and a central heating radiator, with a large window allowing for ample natural light. The space includes solid countertops with fitted storage units, an Smeg oven and gas hob with extractor fan above, a wash basin with drainer, integrated fridge, and a tiled splashback for a clean, modern finish.

Bathroom

Bathroom fully finished with marble tiling throughout, comprising a toilet, wash basin and stand in bath with shower. The space benefits from a large frosted window providing natural light and privacy, along with a central heating towel radiator for added comfort and underfloor heating.

Living Room

Living room laid to carpet and offering a spacious feel with tall ceilings and attractive period features. The room benefits from a large bay window overlooking a well-maintained garden, allowing for excellent natural light, and is completed with a central heating radiator.

Bedroom

Bedroom laid to carpet and featuring tall ceilings, a large window allowing for plenty of natural light, wall to wall sliding wardrobes providing practical storage space, and a central heating radiator.

Basement

Basement comprising four separate rooms, offering a highly versatile and spacious area suitable for storage, hobbies, or potential alternative uses, subject to requirements.

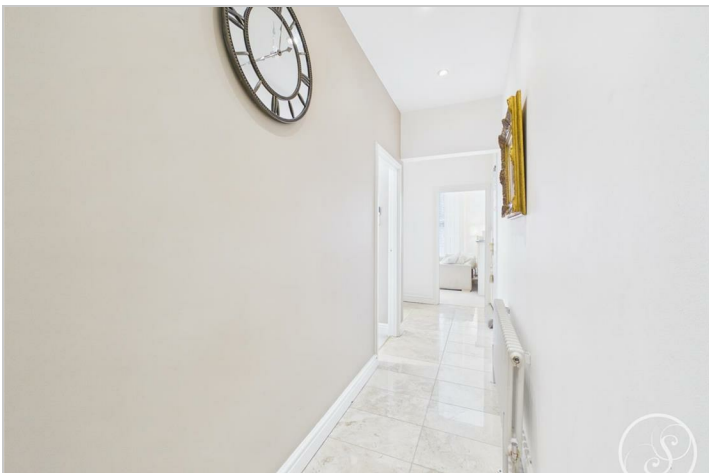
External

The flats sits within well maintained communal grounds, featuring a generous lawn bordered by mature trees, established shrubs, and colourful flowering plants that create a peaceful and secluded setting. The garden benefits from a sunny aspect with attractive greenery throughout, a perfect outdoor space for relaxing, entertaining, or enjoying time in a tranquil environment.

This flat benefits from a useful garage of wood construction, offering plenty of outdoor storage.

LEASE

We are advised by the vendor that the property is leasehold with 178 years remaining. The current service charge is £10 per month and there is no ground rent. A buyer is advised to obtain verification from their solicitor or legal advisor.



Road Map



Hybrid Map



Terrain Map



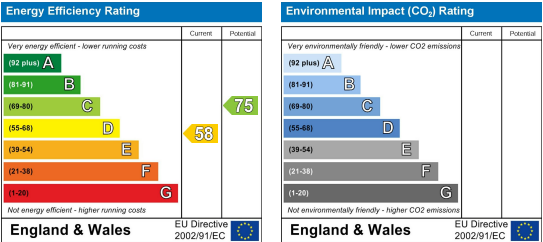
Floor Plan



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.