Stoneacre Properties



4 Allerton Park

Leeds, LS7 4ND

£260,000

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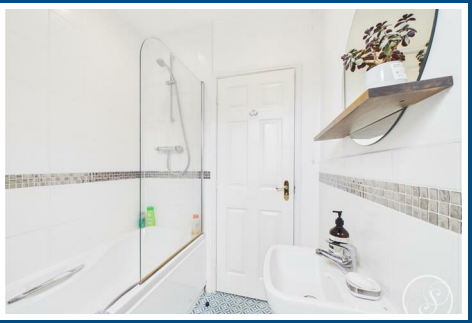


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COMMUNAL ENTRANCE
The property is located within this gated development in Allerton Park. The property benefits from a secure entrance door, well presented communal areas and stairs to the top floor apartment entrance.

ENTRANCE HALLWAY
Laminate flooring, radiator, store cupboard, boiler cupboard, intercom entry phone, low voltage inset spotlights.

LOUNGE
Laminate flooring runs through from the hallway, there is ample space for seating as well as a formal dining space with easy access to the kitchen. Double glazed window, two radiators, sliding door to balcony, low voltage inset spotlights.

KITCHEN
Newly fitted by the current owner this modern kitchen features a range of fitted wall and base units, with integrated washing machine, oven with four ring gas hob and extractor hood, integrated fridge freezer, integrated dishwasher, wall mounted central heating boiler, and ample storage space. Double glazed window, radiator.

BALCONY
Private balcony with space for table and chairs, accessed via sliding door from lounge, tiled floor.

PRIMARY BEDROOM
Spacious double bedroom with built in wardrobes, door to en-suite, double glazed window, radiator.

EN-SUITE
Modern suite that has been upgraded by the current owner and comprises walk in shower cubicle, WC, wash hand basin, Velux window, extractor fan, chrome heated towel rail.

BEDROOM 2
Second double bedroom with walk in wardrobe with radiator and double glazed window.

BATHROOM
Modern suite comprising bath with shower over and screen, WC, wash hand basin, Velux window, chrome heated towel rail.

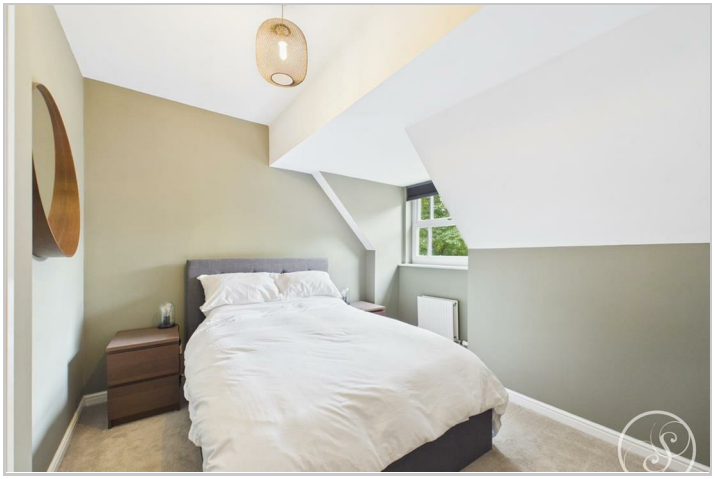
EXTERNAL
The property sits within this gated development and benefits from an allocated off street parking space and access to beautifully landscaped communal gardens.

LEASE
We are advised by the vendor that the property is leasehold with a term of 125 years commencing 1998. The current service charge is approximately £1980 per annum and the ground rent is £100 per annum. A buyer is advised to obtain verification from their solicitor or legal advisor.













Road Map



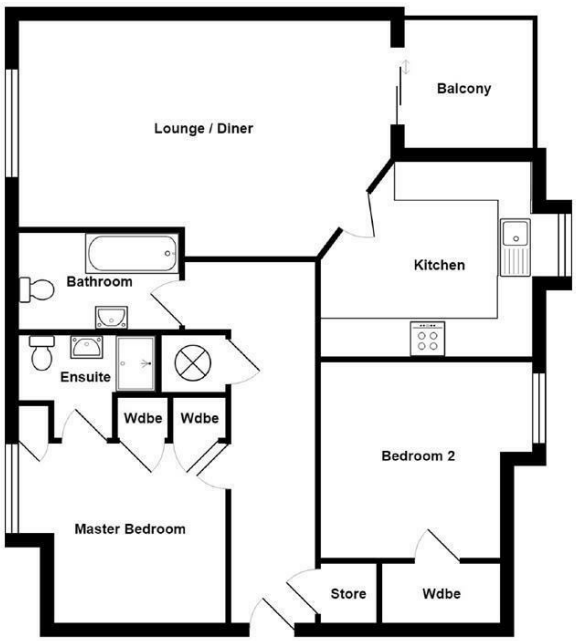
Hybrid Map



Terrain Map



Floor Plan



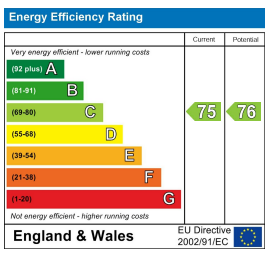
Total Area: 81.1 m² ... 873 ft² (excluding balcony)

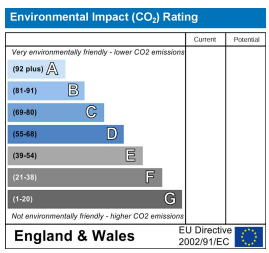
All measurements are approximate and for display purposes only

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.

184 Harrogate Road, Leeds, West Yorkshire, LS7 4NZ
Tel: 0113 237 0999 Email: north@stoneacreproperties.co.uk https://www.stoneacreproperties.co.uk