



**Flat 1, 346 Stainbeck Road, Leeds, LS7 3PP**

**£195,000**

NO CHAIN - Conveniently located on the fringe of Chapel Allerton, this is a well presented two bedroom first floor modern apartment with private entrance and car parking. Fully UPVC double glazed and electric heating. EPC rating: C

Accommodation includes private ground floor entrance to lobby, open plan lounge/fitted kitchen with direct access to communal garden, master bedroom with ensuite shower room, second bedroom, white bathroom suite. Outside are maintained grounds with allocated and visitor parking.

This apartment is well placed on the border of Chapel Allerton with Moortown, and offers a wide range of local amenities and facilities with good road and public transport links via A61 Scott Hall Road and Harrogate Road to Leeds City Centre, Harrogate and Wetherby.

## GROUND FLOOR

Private secure uPVC double glazed entrance door leading into

## ENTRANCE LOBBY

Staircase leading up to upper floors

## DOOR TO APARTMENT NO 1

## HALLWAY

Linen cupboard

## OPEN PLAN LOUNGE AND KITCHEN

Spacious open plan living area comprising:

## KITCHEN

6'10" x 8'10" (2.1m x 2.7m)



Range of fitted units with corresponding worktops, stainless steel sink with mixer tap and drainer, built in oven, electric hob with extractor hood above, plumbed for washing machine, inset ceiling lighting, uPVC double glazed window to rear, wood effect laminated floor

## LOUNGE

13'1" x 15'1" (4.0m x 4.6m)



uPVC double glazed double doors opening to Juliet balcony, wood effect laminated floor, electric storage heater

## LOUNGE



## BEDROOM 1

14'9" max x 10'2" (4.5m max x 3.1m)



uPVC double glazed window, built in wardrobes,

## ENSUITE SHOWER ROOM

4'11" x 10'2" (1.5m x 3.1m)



White suite featuring walk-in shower cubicle, low wc, vanity washbasin, uPVC double glazed window



## BEDROOM 2

11'9" x 8'2" (3.6m x 2.5m)



uPVC double glazed window, electric convection heater

## BATHROOM

7'6" x 8'2" (2.3m x 2.5m)



White suite of panel bath with wall shower, low wc, pedestal washbasin, uPVC double glazed window

## OUTSIDE



Maintained grounds, allocated parking bay, visitor parking bays

## TENURE

Leasehold

## COUNCIL TAX BAND

D

## DIRECTIONS

From our Moortown office, travel south along Harrogate Road. Turn right onto Stainbeck Road where the property is shortly on the left.

## FIXTURES & FITTINGS

The fixtures, fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order.

## FLOORPLAN

The floorplan is provided for general guidance and is not to scale.

## GENERAL

Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point which is of particular importance then let us know and we will verify it for you. These particulars do not constitute a contract or part of a contract.

## INTERNAL PHOTOGRAPHS

Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale.

## MEASUREMENTS

All measurements quoted are approximate.

## VIEWINGS

Please ring us to make an appointment. We are open from 9am to 5.30pm Monday to Friday and 9am to 4pm on Saturdays.

## Alan Cooke Estate Agents Ltd

Incorporated in England 6539351

## Energy Efficiency Rating

|   | Current                    | Potential |
|---|----------------------------|-----------|
| Very energy efficient - lower running costs |                            |           |
| (92 plus) <b>A</b>                          |                            |           |
| (81-91) <b>B</b>                            |                            |           |
| (69-80) <b>C</b>                            | <b>72</b>                  | <b>78</b> |
| (55-68) <b>D</b>                            |                            |           |
| (39-54) <b>E</b>                            |                            |           |
| (21-38) <b>F</b>                            |                            |           |
| (1-20) <b>G</b>                             |                            |           |
| Not energy efficient - higher running costs |                            |           |
| <b>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC |           |

## Ground Floor

Approx. 54.3 sq. metres (584.6 sq. feet)

