



Stoneacre
Properties



Chapel Allerton Hall, King George Avenue

Chapel Allerton Leeds, LS7 4NP

Offers Over £140,000



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ENTRANCE HALL

With high ceilings, intercom phone and radiator.

LOUNGE/DINING

With high ceilings, partial ceiling coving, high sash window, radiator, fireplace with mantle over. Separate storage room.

KITCHEN

With high ceilings, partial ceiling coving, high sash window, radiator and a kitchen comprising; A set of base units with tiled work surface over, stainless steel sink and drainer with tap, plumbing and space for washing machine, plumbing and space for gas cooker, wall mounted boiler. A separate storage area / pantry is within this room.

BEDROOM

With high ceilings, partial ceiling coving, high sash window, radiator.

BATHROOM

With high ceilings, partial ceiling coving, tiled walls to half height with full height around bath area, low level w/c with push button flush, wash hand basin with mixer tap, bath with taps and handheld shower over, separate wall mounted shower with glass screen, inset led spotlighting, extractor fan.

COMMUNAL AREAS

A grand communal entrance with tiled traditional flooring, wood panelling and stairs leading to the upper floor flats.

A residents basement is available suitable for storage.

EXTERNAL

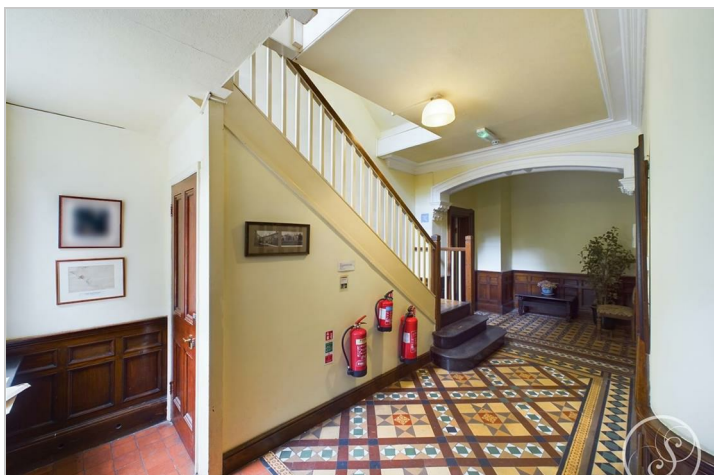
Beautiful, well maintained communal gardens laid predominantly to lawn with mature shrubbery and aged trees.

Parking is included with this property.

LEASE DETAILS

We are advised by the vendor that the property is leasehold with 999 years remaining from 2010. The current service charge is approximately £1440 per annum and the ground rent is £0 per annum. A buyer is advised to obtain verification from their solicitor or legal advisor.

Further information provided by the vendor: The Freehold is owned by Chapel Allerton Hall Management, and each of the leaseholders has a share in the company.



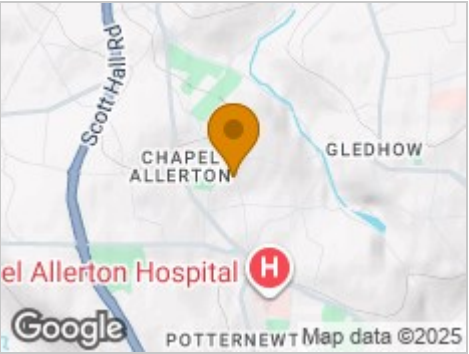
Road Map



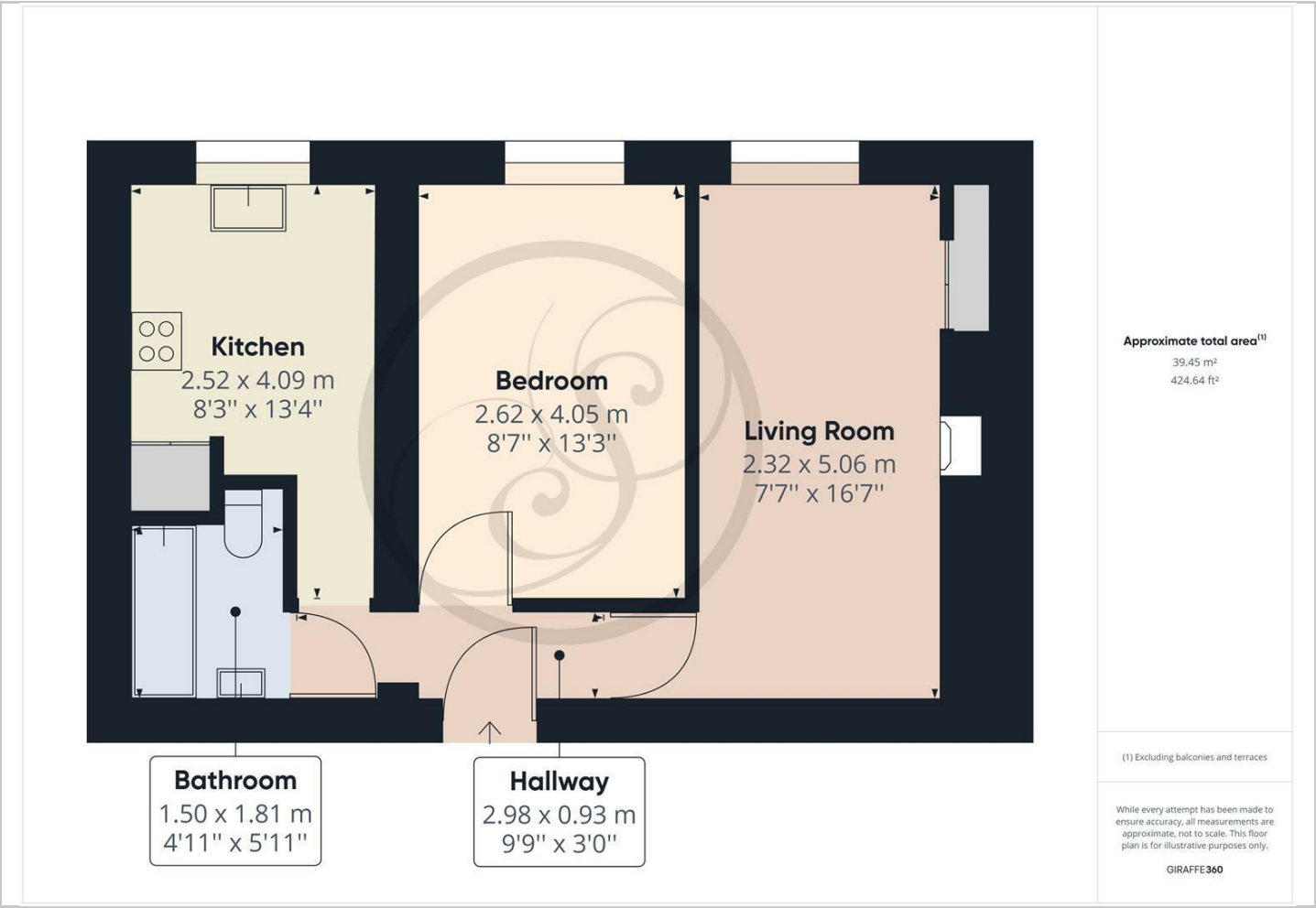
Hybrid Map



Terrain Map



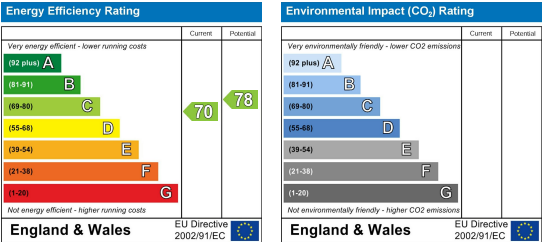
Floor Plan



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.