



Stoneacre
Properties



Harrogate Road, Leeds, LS7 3QE

£170,000

*** 1-BED FLAT SPANNING CIRCA 700 SQFT *** Nestled in the heart of the sought-after area of Chapel Allerton, this very spacious one-bedroom flat on Harrogate Road offers a perfect blend of comfort and convenience. The property boasts a generous reception room that provides a versatile living space and comfortably accommodates a dining area, making it ideal for both relaxing and entertaining. The fitted kitchen is equipped with integrated appliances, creating a sleek and practical workspace for cooking and hosting. The bathroom is elegantly tiled and features a shower over the bath. The property also includes a private courtyard area to the rear and an outdoor storage area at the front.

A great advantage of this property is the dedicated off-street parking space, a highly desirable feature in this popular area. Residents will appreciate the easy access to local amenities, including independent shops, cafés, restaurants and green spaces, all within a short stroll.

This large one-bedroom apartment is perfect for professionals or couples seeking a modern home in a vibrant community. With its prime location and tasteful décor and features, this flat represents an excellent opportunity for those looking to enjoy the best of Chapel Allerton living.

Entrance

The property benefits from its own private entrance, where you are welcomed into a large hallway that offers access throughout the property. Solid oak flooring runs through the hallway and continues throughout the lounge and bedroom.

Lounge

This large reception room offers ample space for seating as well as a dining area. Fitted wooden shelves make use of the alcoves and provide great additional storage, and to the rear of the room is a door that leads out to a private courtyard area.

Kitchen

The fitted kitchen comprises wall and base units and includes an integrated oven and electric hob, as well as a washer/dryer. There is also space for a freestanding fridge/freezer.

Bedroom

The large double bedroom has ample space for furniture and comfortably accommodates a super king size bed.

Bathroom

Tiled bathroom with shower over bath, toilet and sink.

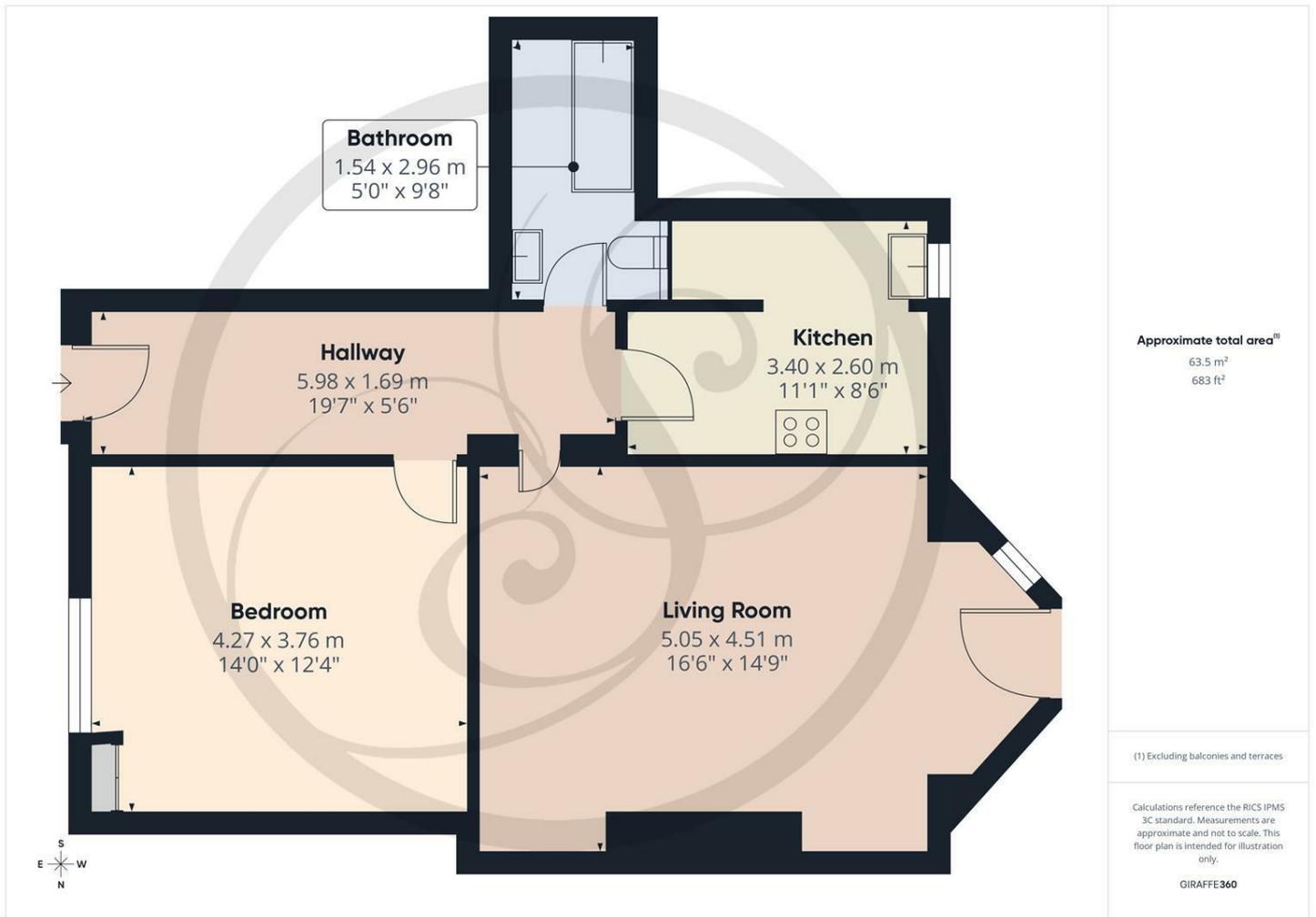
Lease

We are advised by the vendor that the property is leasehold with 132 years remaining. The current

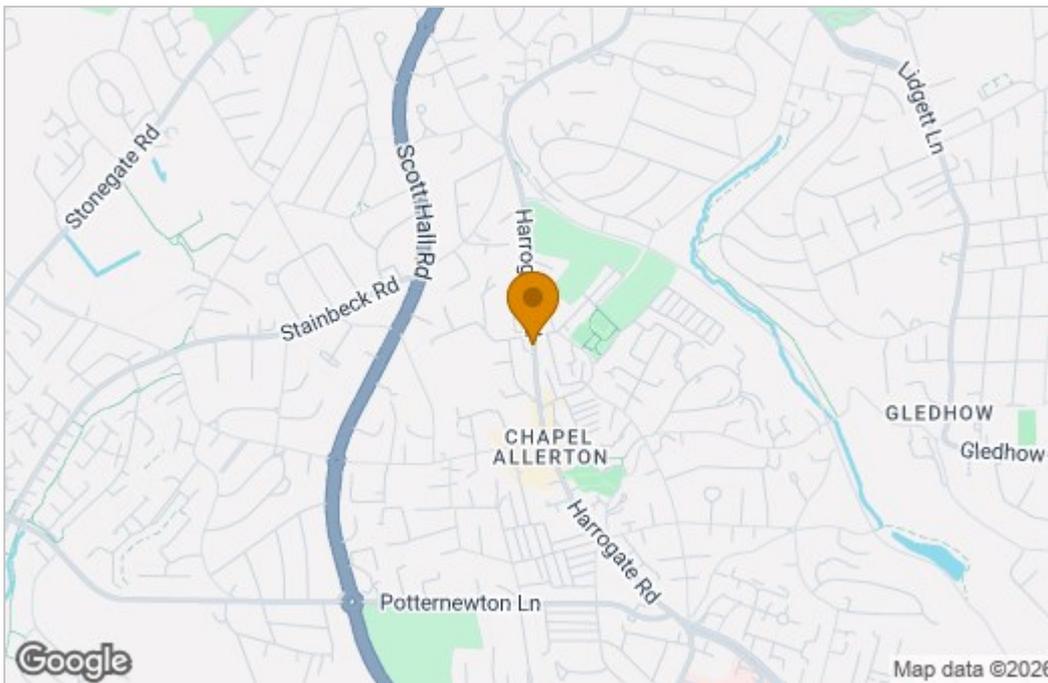
service charge is £2430 per annum and the ground rent is £270 per annum. A buyer is advised to obtain verification from their solicitor or legal advisor.



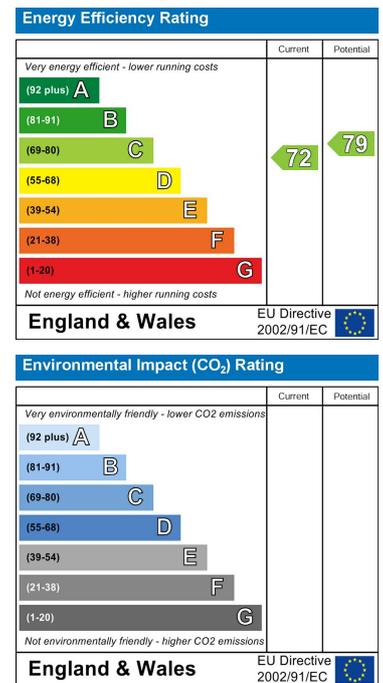
Floor Plan



Area Map



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.

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