



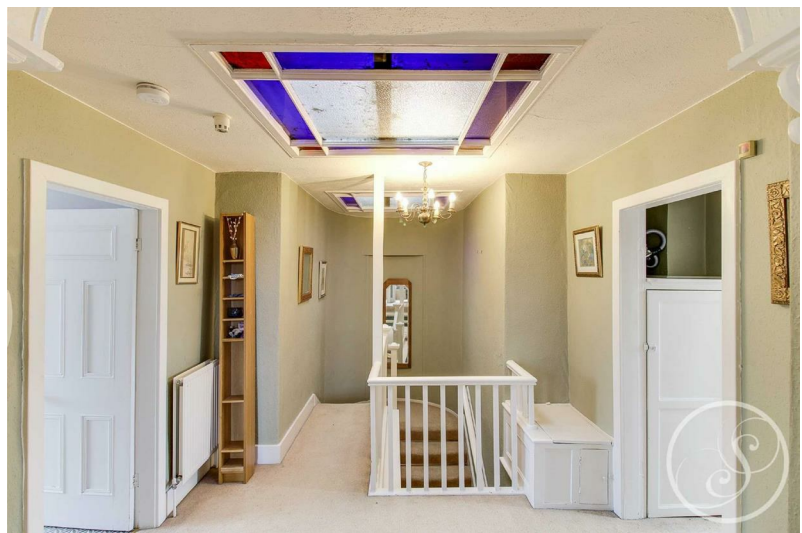
Stoneacre
Properties



Norfolk House

Pasture Lane Chapel Allerton Leeds, LS7 4QN

Offers In Excess Of £280,000



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ENTRANCE HALL

This apartment benefits from being entered by the original buildings front door which leads in to the original houses hallway.

The private entrance boasts a solid wood double door with stained glass detailing. The hallway is finished with a beautiful original tiled floor and stairs lead to the first floor.

1ST FLOOR LANDING

Large central landing with two stained glass light wells and radiator. There are two useful store cupboards as you head from the landing to the bathroom.

KITCHEN

The kitchen comprises of a range of white wall and base units, with four ring gas hob, extractor, oven, sink and drainer. The room benefits from a large corner window and separate utility cupboard with space for fridge freezer and plumbing for washing machine, as well as a built in store cupboard.

RECEPTION ROOM

Generous reception room boasting high ceilings, cornicing, picture rail and feature fireplace. The room benefits from large double glazed windows and two radiators.

MASTER BEDROOM

Large master bedroom, with high ceilings, cornicing, picture rail, double glazed windows and radiator.

BEDROOM TWO

Good sized second double bedroom, double glazed windows and radiator and built in storage cupboards.

BATHROOM

New fitted traditional style bathroom suite comprising, bath with shower over, W.C and wash hand basin. The room has a double glazed window and chrome heated towel rail.

EXTERNAL

The property has off street parking, garage and is surrounded by well maintained communal gardens.

LEASE

We are advised by the vendor that the property is leasehold with a term of 125 years from 1999. The current service charge is approximately £2,046.75 per annum. The property comes with a 25% share of the freehold. A buyer is advised to obtain verification from their solicitor or legal advisor.

We are advised by the residents association that they are looking to take over the management of the building which would reduce the current service charge.



Road Map



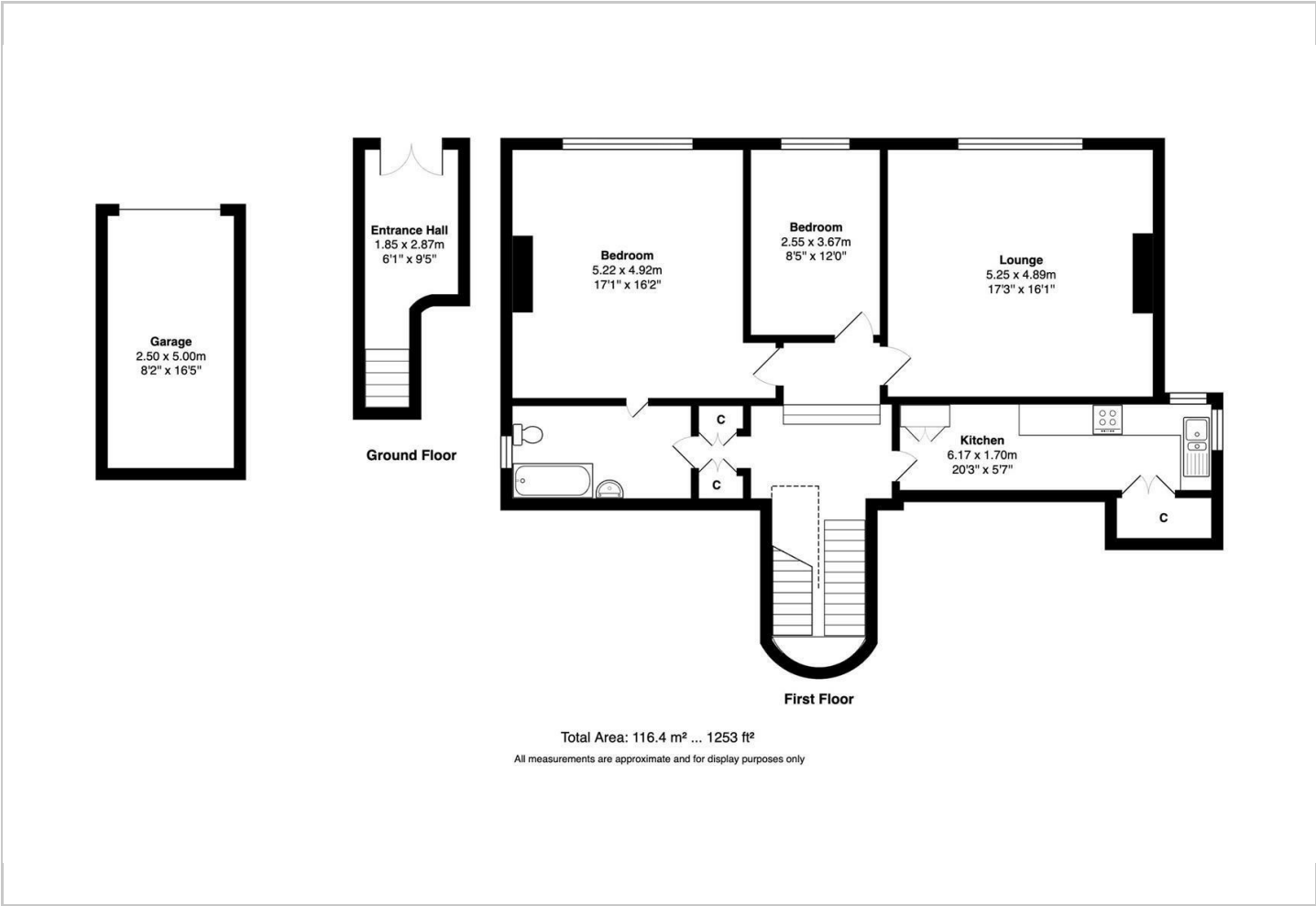
Hybrid Map



Terrain Map



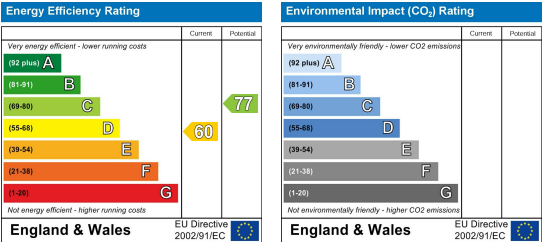
Floor Plan



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.