



Stoneacre
Properties



Harrogate Road

Chapel Allerton Leeds, LS7 4LZ

£250,000



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Entrance

Entry is via an attractive communal door into a bright, spacious hallway, with stairs leading to the first-floor property entrance.

The building also benefits from an intercom entry system.

Lounge

This impressive and spacious lounge provides an exceptional setting for both relaxation and dining. Featuring two beautiful arched sash windows and an elegant feature fireplace, the room combines character and charm with excellent space for hosting and entertaining.

Kitchen

Modern fitted kitchen featuring a range of wall and base units, gas hob, oven, and extractor hood, complemented by a large sash window that fills the room with natural light.

Bedroom One

This spacious primary bedroom benefits from built in storage and a large sash window, creating a bright and airy atmosphere.

Bedroom Two

Well proportioned double bedroom with large sash window.

Bathroom

Part-tiled 2-piece bathroom comprising shower over bath and sink.

WC

Separate WC comprising toilet, sink and towel rail.

External

Externally, the property enjoys access to beautifully maintained communal gardens, providing a pleasant and tranquil space to relax outdoors.

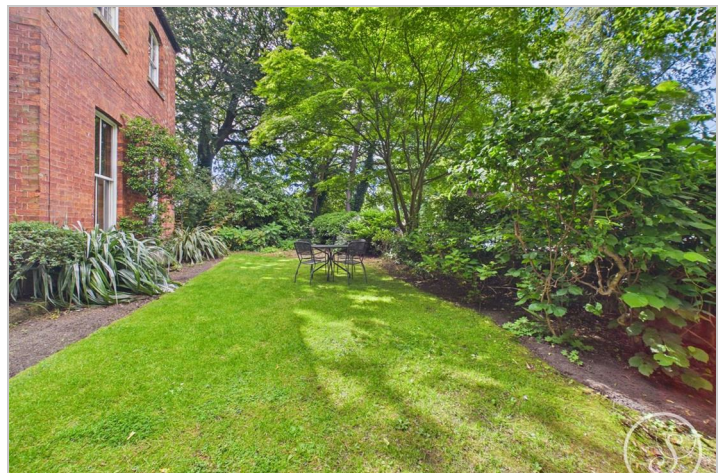
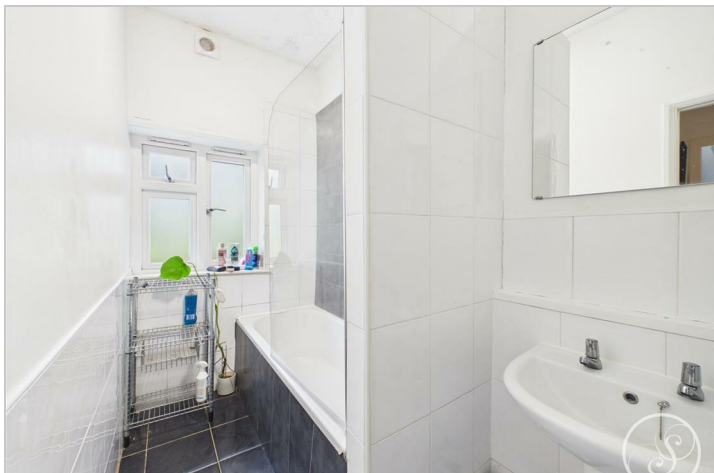
Located at the rear of the building, gated off-street parking enhances the property's appeal and provides valuable convenience.

Lease Information

We are advised by the vendor that the property is leasehold with a term of 999 years remaining.

We have been advised that leaseholders own a share of the freehold hence there is no ground rent payable.

The leaseholder pays £100 per month, which covers insurance, guttering and maintenance of the communal gardens.



Road Map



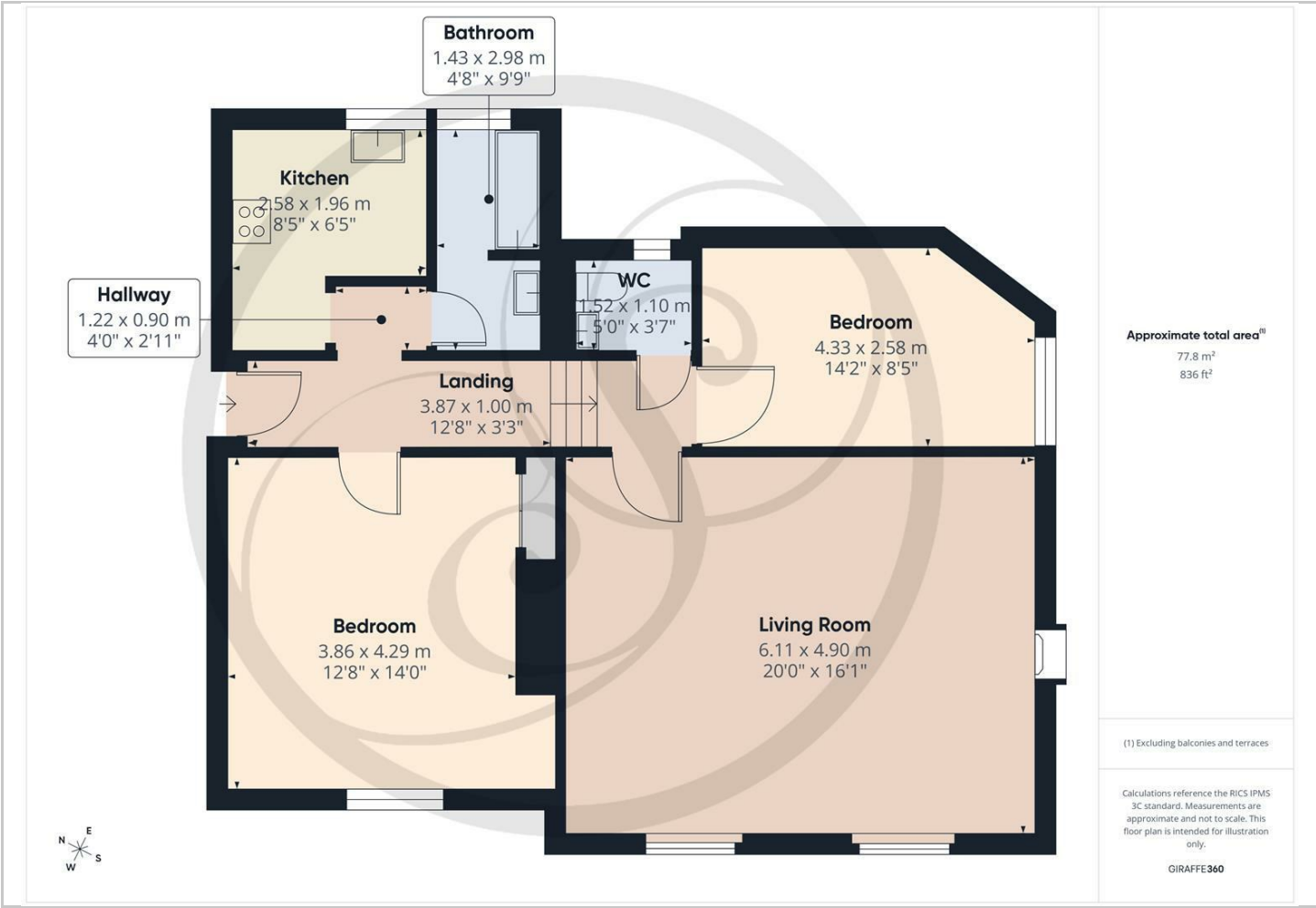
Hybrid Map



Terrain Map



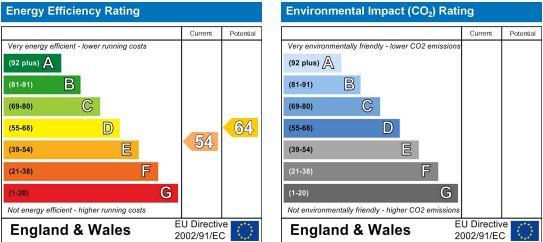
Floor Plan



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.