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.

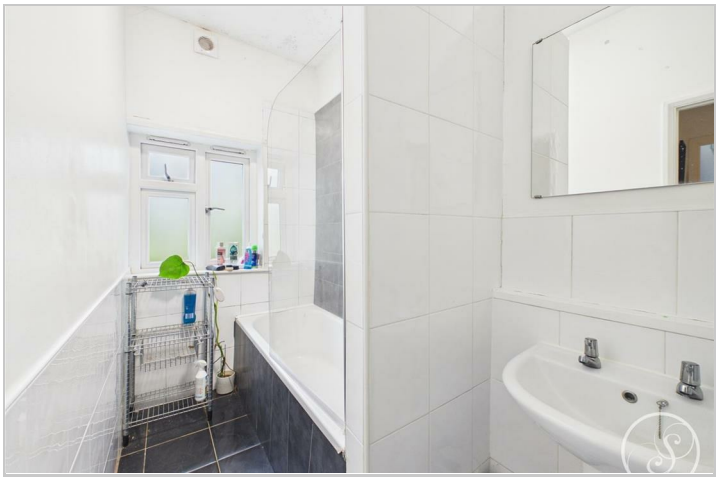
### External
Externally, the property enjoys access to beautifully maintained communal gardens, providing a pleasant and tranquil space to relax outdoors.

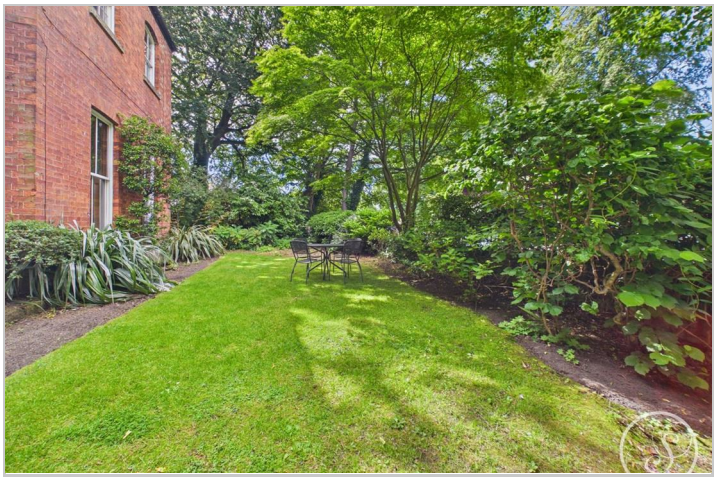
Located at the rear of the building, gated off-street parking enhances the property's appeal and provides valuable convenience.

### 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.

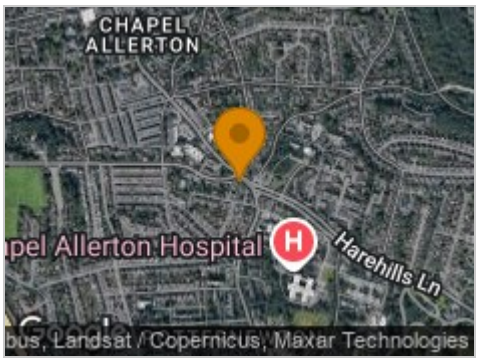
The leaseholder pays £100 per month, which covers insurance, guttering and maintenance of the communal gardens.



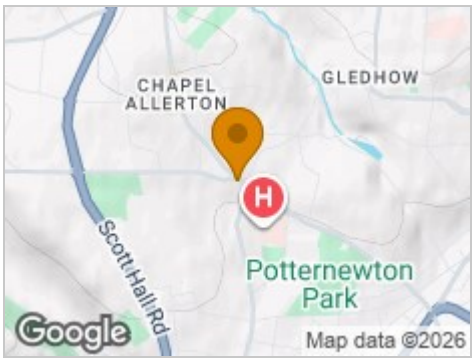


## Road Map

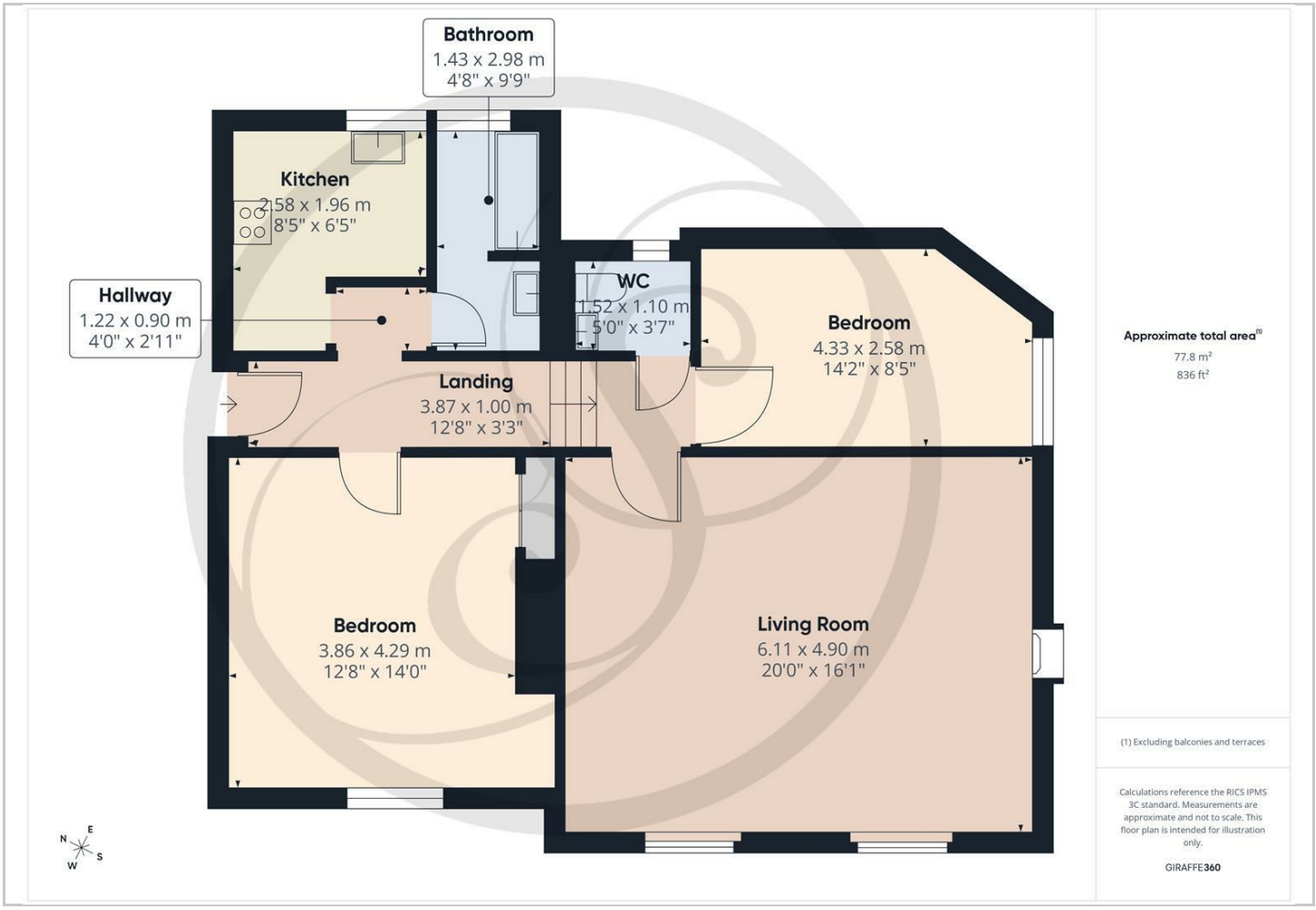
## Hybrid Map




## Terrain Map



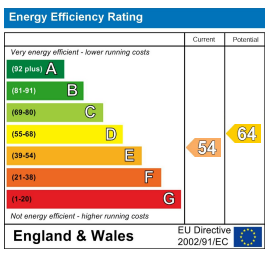

## Floor Plan

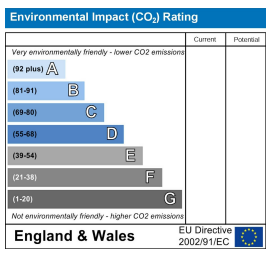



## Viewing

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

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