



Stoneacre  
Properties



## Teale Court

Chapel Allerton Leeds, LS7 4AY

£235,000



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## COMMUNAL ENTRANCE

Well presented communal areas, stairs to first floor apartment, intercom entry system.

## ENTRANCE HALL

Karndean flooring, radiator, storage cupboard with water tank.

## LOUNGE

Spacious reception room with Karndean flooring, double glazed window, radiator, glazed double doors to dining area. Intercom phone.

## DINING ROOM

Open plan to kitchen with Karndean flooring, double glazed patio doors with Juliet balcony, radiator.

## KITCHEN

Modern fitted kitchen featuring a range of luxury wall and base units with marble effect worktops and brick tiled splashback, range of integrated appliances including oven, four ring hob, extractor hood, wine cooler, undercounter fridge, undercounter freezer, slimline dishwasher, washing machine, Karndean flooring, double glazed window overlooking communal gardens, radiator.

## MASTER BEDROOM

Double bedroom with double glazed window, radiator, door to en-suite shower room.

## EN-SUITE

Modern suite comprising walk in tiled shower cubicle, low level W.C., wash hand basin, chrome heated towel rail, extractor fan.

## BEDROOM TWO

Second double bedroom with double glazed window and radiator, door to dressing room.

## DRESSING ROOM

Walk in wardrobe with bespoke fitted rails and shelving, double glazed window and radiator.

## BATHROOM

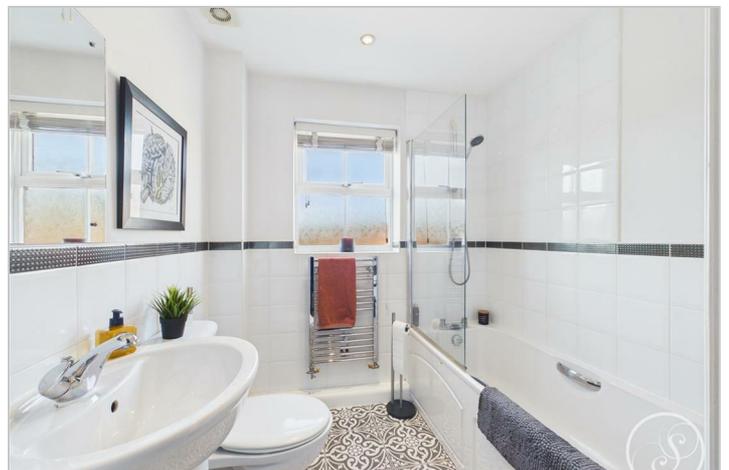
Modern white suite comprising bath with shower over and screen, low level W.C., wash hand basin, chrome heated towel rail, frosted double glazed window, extractor fan.

## EXTERNAL

The property benefits from access to communal gardens and an allocated parking space.

## LEASE

We are advised by the vendor that the property is leasehold with a term of 974 years remaining. The current service charge is approximately £2317 per annum and the ground rent is £200 per annum. A buyer is advised to obtain verification from their solicitor or legal advisor.



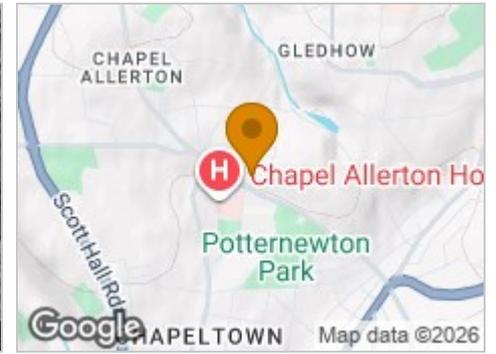
## Road Map



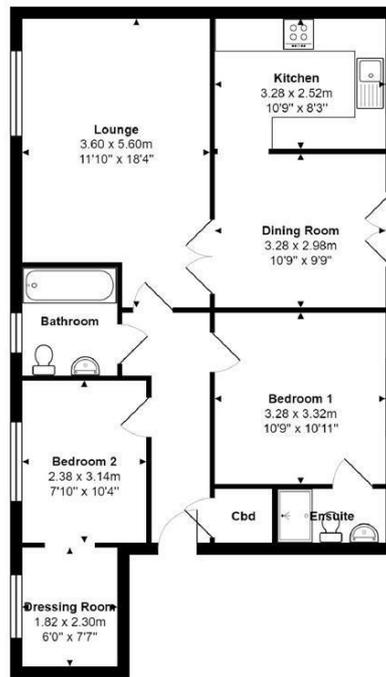
## Hybrid Map



## Terrain Map



## Floor Plan



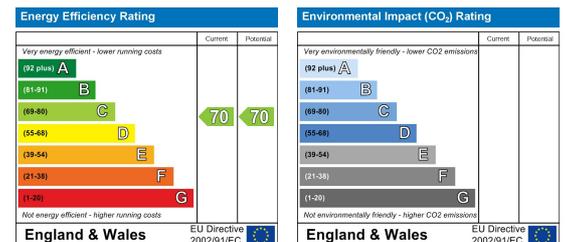
Total Area: 75.3 m<sup>2</sup> ... 810 ft<sup>2</sup>

All measurements are approximate and for display purposes only

## 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.