



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		79	84
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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# Stoneacre Properties

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**Allerton House, 75 Allerton Hill Chapel Allerton, LS7 3QJ £950 Per Calendar**

Our branch opening hours are:

Mon	0900 - 17:30
Tues	0900 - 17:30
Weds	0900 - 17:30
Thurs	0900 - 17:30
Fri	0900 - 17:30
Sat	0900 - 15:00
Sun	By Appointment

We are also available for out of hours appointments.

The prestigious offices in Chapel Allerton (North Leeds) and Whitkirk (East Leeds) provide residential & commercial sales and lettings, full property management services, all aspects of commercial property, legal services and in-house mortgage advice and financial planning.

\*\*\* EXCEPTIONAL ONE BEDROOM FIRST FLOOR APARTMENT IN CENTRAL CHAPEL ALLERTON \*\*\*

Stoneacre Properties are delighted to offer to let this beautiful first floor apartment, located in the heart of Chapel Allerton and offering luxurious accommodation in this exclusive development. Allerton House is a stunning characterful building located in the heart of Chapel Allerton on the door step of fantastic bars, restaurants, shops and leisure facilities. Leeds city centre is less than 2 miles away and with the excellent transport links is accessible within 10 minutes. This exclusive development of 6 unique apartments and a detached coach house is on a self-contained site with electric gates, communal gardens and at least one off street car parking space per apartment. Built to the highest modern specification, this apartment features living area, quality fitted kitchen with integral appliances, double bedroom and luxury bathroom. Contact our North Leeds lettings team today on 0113 2370999 for more information and to arrange a viewing! Available EARLY JULY 2026!

Month

- FIRST FLOOR APARTMENT
- HIGH SPECIFICATION
- DOUBLE BEDROOM
- FURNISHED
- SECURE PARKING
- GATED DEVELOPMENT
- CENTRAL CHAPEL ALLERTON
- AVAILABLE EARLY JULY 2026!
- EPC C

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## THE DEVELOPMENT

Allerton House is a stunning characterful building located in the heart of Chapel Allerton on the door step of fantastic bars, restaurants, shops and leisure facilities. Leeds city centre is less than 2 miles away and with the excellent transport links is accessible within 10 minutes. This exclusive development of 6 unique apartments and a detached coach house is on a self-contained site with electric gates, communal gardens and at least one off street car parking space per apartment. Built to the highest modern specification the apartments have a mix of one and two bedrooms with quality fitted kitchens with integral appliances and luxury bathrooms.

## ENVIRONS

The development is a few minutes walk from the centre of the vibrant 'village' of Chapel Allerton, which offers extensive local amenities including a range of cosmopolitan restaurants and café bars, supermarkets, banks and various other specialist shops. Further shopping amenities are available at Moortown Corner where there is a Marks & Spencer food outlet, Street Lane and Oakwood Parade where there are a variety of restaurants, cafes, shops and designer boutiques. Leisure facilities, including a swimming pool are available at Scott Hall Sports Centre, with additional amenities at Chapel Allerton Tennis and Squash Club. Regular transport services available on Harrogate Road and Scott Hall Road afford easy access to the city centre and surrounding areas. The Leeds outer Ring Road provides access to the business centres of Bradford, Harrogate, York and Wetherby.



## SPECIFICATION

- Fully fitted kitchen with Magnet Planar' grey units and island with Meridian granite worksurfaces, fully integrated range of AEG appliances including 50/50 fridge freezer, steam oven, ceramic hob, extractor hood, full sized dishwasher, washer dryer, Porcelanosa white brick tiled splashback
- Luxury fully tiled bathroom suite featuring Porcelanosa tiles, vanity wash hand basin, bath with Vado shower over and screen, WC, Vado taps, expel air extractor fan, chrome heated towel rail.
- Secure parking space within the gated development
- Fully enclosed site with electric gates
- BPT Video intercom entry system
- Catalonia prefinished oak doors throughout
- Engineered rustic oak flooring to open plan lounge/kitchen
- Brushed chrome light switches and sockets with USB sockets
- Electric 'Joule' water cylinder with digital wall mounted electric radiators.

## COMMUNAL ENTRANCE

Well presented communal area with staircase to first floor apartment entrance, emergency lighting, fire panel.

## ENTRANCE HALL

First floor private entrance with video intercom entry system, store cupboard housing water tank.

## BEDROOM ONE

Spacious double bedroom.

## BATHROOM

Luxury fully tiled suite featuring Porcelanosa tiles, vanity wash hand basin, bath with Vado shower over and screen, WC, Vado taps, expel air extractor fan, chrome heated towel rail.

