



**Stoneacre**  
Properties

184 Harrogate Road  
Chapel Allerton  
Leeds LS7 4NZ  
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| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92-100) <b>A</b>                           |  |                         |           |
| (81-91) <b>B</b>                            |  |                         |           |
| (69-80) <b>C</b>                            |  |                         |           |
| (55-68) <b>D</b>                            |  | 66                      | 80        |
| (39-54) <b>E</b>                            |  |                         |           |
| (21-38) <b>F</b>                            |  |                         |           |
| (1-20) <b>G</b>                             |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| England & Wales                             |  | EU Directive 2002/91/EC |           |

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Our branch opening hours are:

Mon 09:00 - 18:00  
Tues 09:00 - 18:00  
Weds 09:00 - 18:00  
Thurs 09:00 - 18:00  
Fri 09:00 - 18:00  
Sat 10:00 - 17:00  
Sun By Appointment

We are also available for out of hours appointments.

Stoneacre Properties, a leading Leeds Estate Agency, offer a one-stop property-shop serving North Leeds, East Leeds and beyond.

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



## Beckhill Approach, Chapel Allerton, LS7 2SA

**£140,000**

\*\*\* POPULAR LS7 LOCATION - IDEAL FTB / BTL PROPERTY - NO ONWARD CHAIN \*\*\* Stoneacre Properties are pleased to offer for sale this lovely mid-terraced home, located in a convenient position between Meanwood and Chapel Allerton. The property is offered for sale with no onward chain, and accommodation briefly comprising; entrance hall, downstairs WC, modern kitchen, open plan lounge-diner, three bedrooms and house bathroom. Externally the property benefits from low maintenance front and rear gardens and there is also ample unallocated on street parking available. In our opinion the property would make an ideal first time purchase or investment property and early viewing is recommended to avoid disappointment.

- EPC RATING D
- THREE BEDROOMS
- NO ONWARD CHAIN
- POPULAR LS7 LOCATION
- OPEN PLAN LOUNGE-DINER
- MODERN KITCHEN
- FRONT & REAR

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BUY SELL RENT MANAGEMENT FINANCE LEGAL

## ENTRANCE HALL

Three storage cupboards, access to WC.

## WC

WC, wash hand basin.

## LOUNGE

Bright reception room with wood strip laminate flooring, electric fire with surround, double glazed window, door to garden. Open plan to kitchen,

## KITCHEN-DINER

Featuring a range of newly fitted wall and base units, integrated oven, hob and extractor hood, wall mounted central heating boiler, freestanding washing machine, double glazed window, breakfast bar seating area.

## FIRST FLOOR LANDNG

Store cupboard, loft hatch.

## BEDROOM ONE

Double glazed window, radiator.

## BEDROOM TWO

Double glazed window, radiator.

## BEDROOM THREE

Double glazed window, radiator.

## BATHROOM

White suite comprising bath, WC, wash hand basin, frosted double glazed window.

## EXTERNAL

Externally the property benefits from low maintenance front and rear gardens and there is also ample unallocated on street parking available

