



Stoneacre
Properties

NORTH LEEDS

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22 The Hall, Allerton Hill, Chapel Allerton, Leeds, LS7 3NZ

£239,950



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- EPC RATING B
- GATED DEVELOPMENT
- GROUND FLOOR APARTMENT
- PRIVATE PATIO AREA
- 2 DOUBLE BEDROOMS
- ALLOCATED PARKING
- OPEN PLAN KITCHEN
- CENTRAL CHAPEL ALLERTON



*** STUNNING GROUND FLOOR APARTMENT IN CENTRAL CHAPEL ALLERTON GATED DEVELOPMENT *** Stoneacre Properties are privileged to be able to offer for sale this rare opportunity to purchase a stunning apartment located on the ground floor of an exclusive gated development, which can be found in the heart of Chapel Allerton. The property is offered in superb decorative condition throughout and features a well appointed reception room with a dining area and a open plan fitted kitchen, two double bedrooms and two bathrooms, one being en-suite, private patio area, allocated parking within the gated development and access to well maintained communal gardens. 'The Hall' is a short walk away from all local shops, restaurants and bars at Chapel Allerton as well as backing onto Chapel Allerton Lawn Tennis and Squash Club. Early internal viewings are essential to appreciate the accommodation on offer!

COMMUNAL ENTRANCE

Attractive communal areas.

ENTRANCE HALL

Intercom entry system, alarm panel, wood strip flooring, utility cupboard with boiler and plumbing for washing machine, low voltage inset spotlights.

LOUNGE AREA

Light and spacious room with three double glazed windows, double glazed doors to enclosed patio area, wood strip laminate flooring, two radiators, low voltage inset

spotlights. Open to kitchen.

KITCHEN AREA

Range of modern fitted wall and base units with complimentary work surfaces, stainless steel sink unit, built in oven and four ring gas hob with extractor hood over, integrated fridge/freezer, integrated dishwasher, built in microwave, low voltage inset spotlights, tiled flooring, double glazed window.

BEDROOM ONE

Built in wardrobe, double glazed window, double glazed doors to patio area, radiator.

EN-SUITE

Luxury suite comprising walk in shower cubicle, wash hand basin, low level wc, tiled walls, tiled flooring, low voltage inset spotlights, chrome heated towel rail.

BEDROOM TWO

,Low voltage inset spotlights, double glazed window, radiator.

BATHROOM

Luxury suite comprising tiled bath with shower attachment and shower screen, low level wc, wash hand basin, heated towel rail,

fully tiled walls, tiled flooring, low voltage inset spotlights. with lawned area.

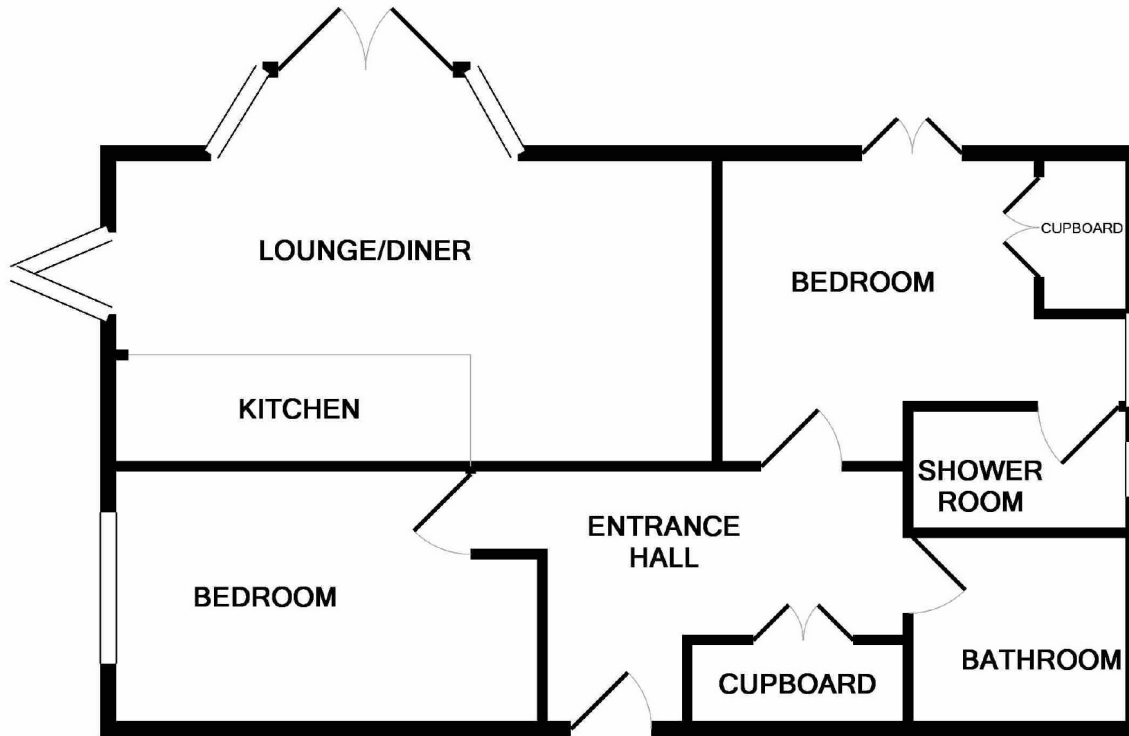
EXTERIOR

The property is approached via electric gated and is set within attractive communal grounds. There is an allocated parking space in addition to visitors parking.

GARDENS

The property benefits from an enclosed private patio area with space for outdoor dining furniture. The property also enjoys access to the large walled communal garden





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(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	82	85

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC	82	83

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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