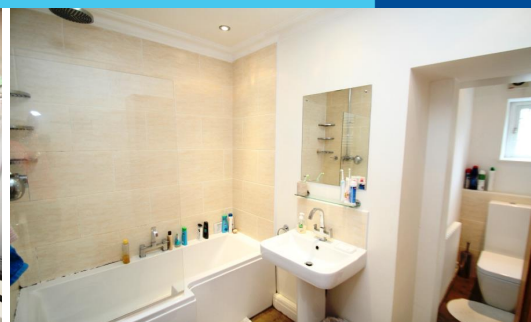
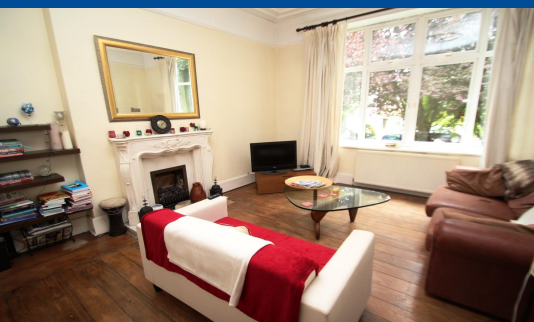




*Moving is easy with...*

**LINLEY &  
SIMPSON**



## **NORFOLK HOUSE, PASTURE LANE, LEEDS, LS7 4QN**

A unique and characterful ground floor apartment, with two bedrooms, spacious living area and attractive kitchen/diner, located opposite Chapel Allerton Park and just a short walk from shops, restaurants and bars! Currently tenanted until July 2018.

**Asking Price £240,000**

Linley & Simpson welcome to the market a unique and spacious ground floor apartment, set within a period property opposite Chapel Allerton Park. Boasting two double bedrooms, modern bathroom, lounge with high ceilings and an attractive country style kitchen/diner, with character and charm throughout. In addition, the property comes with a garage and a large cellar space which previously had planning permission to be converted into further living space - must be viewed to appreciate the accommodation on offer!

**CELLAR**

Spacious cellar which previously had planning permission to be converted into additional accommodation and garage.

**ENTRANCE PORCH**

Storage for shoes and coats, combi boiler.

**HALLWAY**

Currently used as a study area, providing access to all rooms.

**LOUNGE 16'5" x 16'0" (5.00m x 4.88m)**

Coving to ceiling, picture rail, feature fireplace, solid wood flooring, radiator, large double glazed window to the rear, overlooking the garden.

**KITCHEN/DINER 12'7" x 15'4" (3.84m x 4.68m)**

Country style kitchen including wall and base units, work surface over, single sink/drain, integrated electric oven, gas hob, extractor fan, space for washing machine, solid wood flooring, wall light points, coving to ceiling, radiator.

**BEDROOM ONE 14'1" x 16'0" (4.29m x 4.88m)**

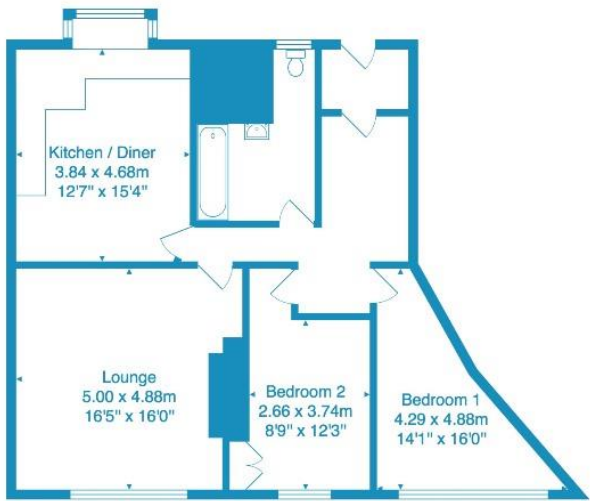
Double bedroom with storage built in, double glazed window to rear, radiator.

**BEDROOM TWO 8'9" x 12'3" (2.66m x 3.74m)**

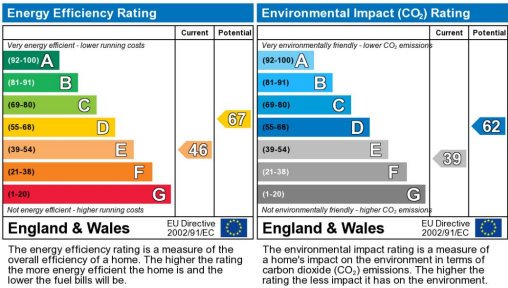
Double bedroom with double glazed window to rear, radiator.

**BATHROOM**

Modern fitted bathroom suite including w.c, sink, bath with shower over, radiator, window to front and a skylight.



All measurements are approximate and for display purposes only.  
No liability is accepted by either the agency or Box Property Solutions Ltd as to the exact measurements of the rooms.  
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**Additional Information**

**LEASEHOLD:** We are informed by the vendor that this property is leasehold with each owner having a 25% share of the freehold. The monthly service charge including the ground rent is £120.00.  
**PLEASE NOTE:** THIS PROPERTY IS CURRENTLY TENNANTED UNTIL JULY 2018.

**AGENTS NOTES:**

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