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**LINLEY &
SIMPSON**



NORFOLK HOUSE, PASTURE LANE, LEEDS, LS7 4QN

****STAMP DUTY EXEMPT FOR FIRST TIME BUYERS**** 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!

Asking Price £250,000

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.

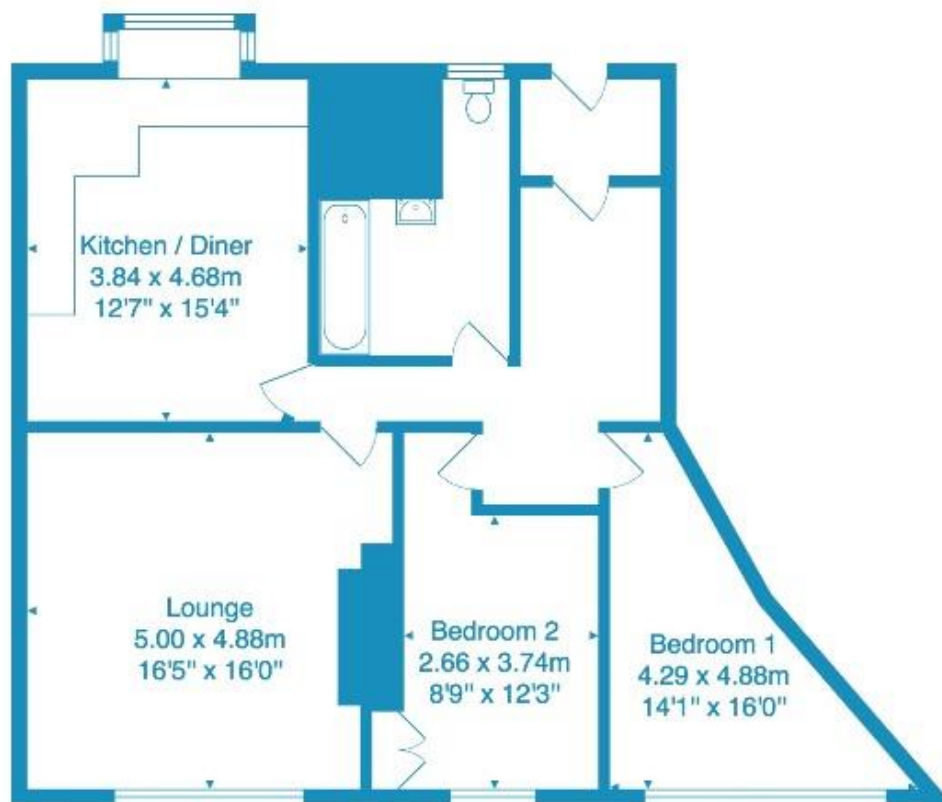
BEDROOM TWO 8'9" x 12'3" (2.66m x 3.74m)

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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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92-100) A			(92-100) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D		67	(55-68) D		62
(39-54) E	46		(39-54) E	39	
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC			England & Wales EU Directive 2002/91/EC		

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

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.

AGENTS NOTES:

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