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**LINLEY &  
SIMPSON**



## **TEALE DRIVE, CHAPEL ALLERTON, LEEDS, LS7 4SW**

Linley and Simpson have pleasure in marketing this fabulous two bedroom first floor apartment which is situated on the popular Mansion Gate Development in Chapel Allerton.

**Asking Price £159,995**

The accommodation comprises: communal entrance with telephone entry system, private entrance hallway, two double bedrooms with the master featuring an en suite shower room, as well as bedroom two benefitting from a dressing room/office space, house bathroom, separate breakfast fitted kitchen, lounge with Juliet balcony overlooking the communal grounds. The property further benefits from one allocated parking space, double glazing and electric heating throughout. Ideally suited to a first time buyer or an investment opportunity with the potential rental income of £795 PCM. Teale Drive is situated in a fantastic location of Chapel Allerton, the wide range of popular amenities are nearby including bars, shops and restaurants. Roundhay Park and the Oakwood Parade are within easy reach and there are regular bus services into Leeds City Centre. Viewing highly recommended to appreciate what this apartment has to offer.

## **GROUND**

### **COMMUNAL ENTRANCE**

Staircase to first floor letter boxes.

### **ENTRANCE HALL**

Entrance door giving access to all rooms, built-in cupboard housing the two year old boiler, radiator.

## **FIRST FLOOR**

### **RECEPTION ROOM 14'11" X 10'8" (4.55m X 3.25m)**

Double glazed doors/Juliet balcony to rear, video entry intercom, television point, telephone point, radiator.

### **KITCHEN/BREAKFAST ROOM 11'6" x 11'2" (3.51m x 3.40m)**

Fitted wall and base units, work surfaces, 1.5 bowl sink unit, single drainer sink, built-in electric oven, electric hob, space for washing machine, tiled walls, tiled floor (part laminate), radiator, double glazed window to front.

### **MASTER BEDROOM 11'0" x 10'8" (3.35m x 3.25m)**

Double glazed window to rear, television point, telephone point, radiator, access to en suite shower room.

### **EN SUITE SHOWER ROOM**

White three piece suite comprising double step in shower cubicle, hand basin, low level WC, tiled walls, light and shaver point, extractor fan, radiator.

### **BEDROOM TWO 11'9" x 7'11" (3.58m x 2.41m)**

Double glazed window to front, radiator, access into dressing room/office.

### **OFFICE/DRESSING ROOM 7'5" x 5'9" (2.26m x 1.75m)**

Double glazed window to front, radiator.

## **BATHROOM**

White three piece suite comprising panelled bath with shower over, hand basin, low level WC, tiled walls, light and shaver point, tiled floor, tiled walls, extractor fan, radiator, double glazed window to front.

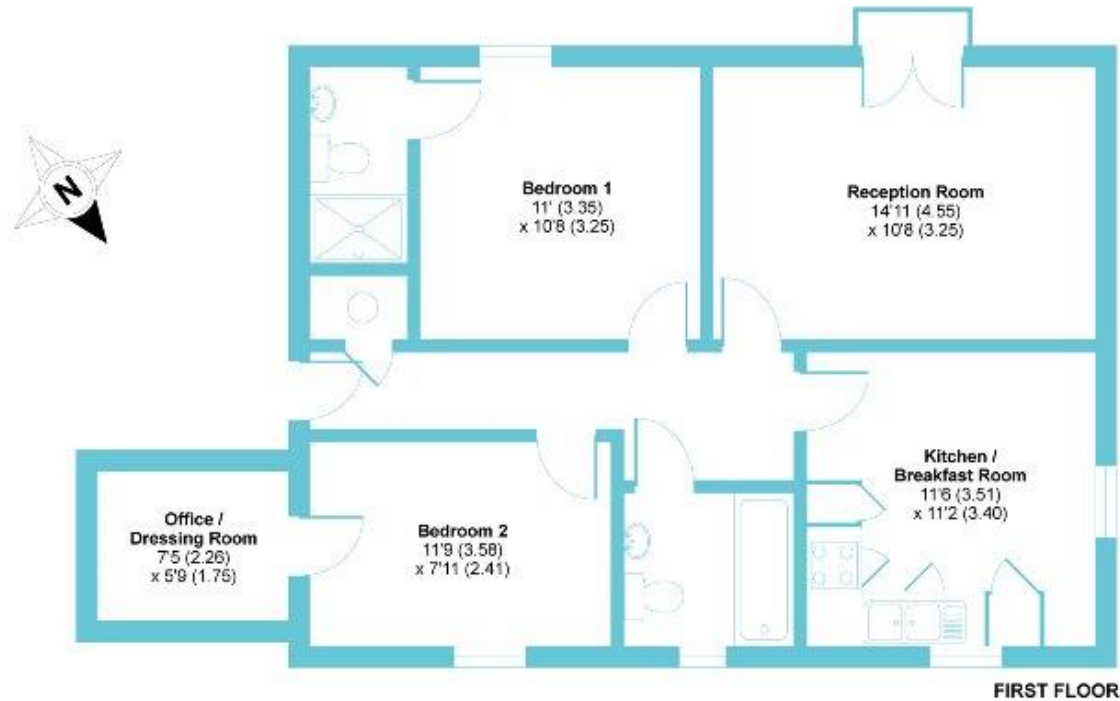
## **COMMUNAL GARDEN**

Lawned area, allocated parking space.



# Teale Drive, Leeds, LS7

APPROX. GROSS INTERNAL FLOOR AREA 747 SQ FT 69.4 SQ METRES.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Potential		Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92-100) <b>A</b>		(92-100) <b>A</b>	
(81-91) <b>B</b>		(81-91) <b>B</b>	
(69-80) <b>C</b>		(69-80) <b>C</b>	
(55-68) <b>D</b>	62	(55-68) <b>D</b>	65
(39-54) <b>E</b>		(39-54) <b>E</b>	66
(21-38) <b>F</b>		(21-38) <b>F</b>	
(1-20) <b>G</b>		(1-20) <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England, Scotland & Wales	EU Directive 2002/91/EC	England, Scotland & 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 (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.

## Additional Information

**LEASEHOLD:** We are advised by the Vendor that this property is leasehold. The annual service charge is £148.10 and the annual ground rent is £50.00. We are awaiting confirmation of the term of the lease. A buyer is advised to obtain verification from their solicitor or legal advisor.

## AGENTS NOTES:

These brochure particulars, including photographic displays, have been prepared by Linley & Simpson Sales Ltd. No implication is made that any item is to be included in the sale by virtue of its inclusion within the photographic display. All fixtures and fittings are excluded from the sale unless included separately within the legal 'fixtures & fittings' details. All measurements are taken in imperial and are approximate. We endeavour to make all the details contained therein accurate and reliable, but they should not be relied upon as statements or representations of fact. Descriptions of appliances, services, systems, fittings and equipment should not be taken as guarantee that they are in working order, they have not been tested (unless stated) and no warranty can be given as to their condition. These particulars do not constitute any part of an offer or contract and we strongly recommend the details should be verified by any prospective purchaser or their advisors, by inspection of the property.