



Stoneacre
Properties

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Chapel Allerton
Leeds LS7 4NZ
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www.stoneacreproperties.co.uk



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		74	81
		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(52-100) A			
(41-51) B			
(30-40) C			
(20-29) D			
(10-19) E			
(1-9) F			
(0) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		70	71
		EU Directive 2002/91/EC	

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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.

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BUY SELL RENT MANAGEMENT FINANCE LEGAL

Allerton House, 75 Allerton Hill, LS7 3QB

£279,950

*** LAST REMAINING UNIT! *** STUNNING TWO BEDROOM TOP FLOOR APARTMENT IN CENTRAL CHAPEL ALLERTON *** Stoneacre Properties are delighted to offer for sale this exceptional second floor apartment, located in the heart of Chapel Allerton and offering luxurious accommodation in this exclusive development. Allerton House is a stunning characterful building located in the heart of Chapel Allerton on the door step of fantastic bars, restaurants, shops and leisure facilities. Leeds city centre is less than 2 miles away and with the excellent transport links is accessible within 10 minutes. This exclusive development of 6 unique apartments and a detached coach house is on a self-contained site with electric gates, communal gardens and at least one off street car parking space per apartment. Built to the highest modern specification the apartments have a mix of one and two bedrooms with quality fitted kitchens with integral appliances and luxury bathrooms. Contact our North Leeds sales team today on 0113 2370999 for more information and to arrange a viewing!

- LAST REMAINING UNIT
- TWO DOUBLE BEDROOMS
- TOP FLOOR APARTMENT
- HIGH SPECIFICATION
- 2 OFF STREET

THE DEVELOPMENT

Allerton House is a stunning characterful building located in the heart of Chapel Allerton on the doorstep of fantastic bars, restaurants, shops and leisure facilities. Leeds city centre is less than 2 miles away and with the excellent transport links is accessible within 10 minutes. This exclusive development of 6 unique apartments and a detached coach house is on a self-contained site with electric gates, communal gardens and at least one off street car parking space per apartment. Built to the highest

ENVIRONS

The development is a few minutes walk from the centre of the vibrant 'village' of Chapel Allerton, which offers extensive local amenities including a range of cosmopolitan restaurants and café bars, supermarkets, banks and various other specialist shops. Further shopping amenities are available at Moortown Corner where there is a Marks & Spencer food outlet, Street Lane and Oakwood Parade where there are a variety of restaurants, cafes, shops and designer boutiques. Leisure facilities, including a swimming

SPECIFICATION

- Fully fitted kitchen with Magnet Planar' grey units and island with Meridian granite worksurfaces, fully integrated range of AEG appliances including under counter fridge, under counter freezer, steam oven, ceramic hob, extractor hood, wine cooler, full sized dishwasher, washer dryer, Porcelanosa white brick tiled splashback
- Luxury fully tiled bathroom suite featuring Porcelanosa tiles, vanity wash hand basin, bath with Vado shower



over and screen, WC, Vado taps, expel

COMMUNAL ENTRANCE

Well presented communal area with staircase to first floor apartment entrance, emergency lighting, fire panel.

ENTRANCE HALL

First floor private entrance with staircase to second floor landing area.

LOUNGE

Bright lounge area.

KITCHEN

Magnet Planar' grey units and island with Meridian granite worksurfaces, fully integrated range of AEG appliances including under counter fridge, under counter freezer, steam oven, ceramic hob, extractor hood, wine cooler, full sized dishwasher, washer dryer, Porcelanosa white brick tiled splashback.

BEDROOM ONE

Spacious double bedroom.

BEDROOM TWO

Second double bedroom.

BATHROOM

Luxury fully tiled suite featuring Porcelanosa tiles, vanity wash hand basin, bath with Vado shower over and screen, WC, Vado taps, expel air extractor fan, chrome heated towel rail.

LEASE

We are advised by the vendor that the property is leasehold with a term of 250 years remaining. The current service charge is approximately £2145 per annum and the ground rent is £250 per annum, A buyer is advised to obtain verification from their solicitor or legal advisor.

