



Stoneacre
Properties

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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			
Not energy efficient - higher running costs			
Not environmentally friendly - higher CO ₂ emissions			
<p>69 → 75</p>		<p>69 → 76</p>	
<p>England & Wales EU Directive 2002/91/EC</p>		<p>England & Wales EU Directive 2002/91/EC</p>	

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These details believe to be correct at the time of compilation, but may be subject to subsequent amendment.

Our branch opening hours are:

Mon 09:00 - 18:00
Tues 09:00 - 18:00
Weds 09:00 - 18:00
Thurs 09:00 - 18:00
Fri 09:00 - 18:00
Sat 10:00 - 17:00
Sun By Appointment

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.

Oak House, Allerton Park, LS7 4ND

Guide Price

Guide Price £240,000

*** GUIDE PRICE OF OFFERS BETWEEN £240,000 AND £250,000 ***
TWO BEDROOM APARTMENT IN DESIRABLE ALLERTON PARK GATED DEVELOPMENT - NO ONWARD CHAIN *** Stoneacre Properties are delighted to be able to offer for sale this spacious two bedroom apartment, the original show home of the development and located in the popular area of Allerton Park just a few minutes walk from the fantastic restaurants, bars and independent shops that Chapel Allerton has to offer. Set behind a secure gated entrance, the beautiful property situated on the first floor boasts a generous sized lounge with two bay windows, private balcony, newly installed modern kitchen, master bedroom with fitted wardrobes and en-suite shower room, second bedroom, bathroom, garage and off road parking. The property is offered for sale with no onward chain and viewing is highly recommended to appreciate the accommodation on offer!

- TWO BEDROOM APARTMENT
- GREAT LOCATION IN CHAPEL ALLERTON
- GAS CENTRAL HEATING
- GATED DEVELOPMENT
- NEWLY FITTED

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BUY SELL RENT MANAGEMENT FINANCE LEGAL

COMMUNAL ENTRANCE

Well presented, secure entrance hall, with stairs to first floor apartment.

ENTRANCE HALL

Intercom phone, Hive central heating control, engineered oak flooring, radiator, utility cupboard with space for a tumble dryer along with a built in storage cupboard.

LOUNGE

Very spacious lounge having two double glazed bay windows, two radiators, engineered oak flooring, sliding door to balcony. This room enjoys a leafy outlook from both the dual aspect windows and private balcony.

KITCHEN

Newly fitted kitchen featuring a range of modern white wall and base units, solid wood worktops, integrated dishwasher, oven, four ring induction hob, extractor hood and stainless steel sink. There is space for a full size American fridge freezer, integrated washing machine and a cupboard houses the Worcester boiler. There is also space for a dining table and chairs, radiator and double glazed window overlooking communal gardens.

MASTER BEDROOM

Double bedroom with fitted wardrobes, two double glazed windows, radiator, engineered oak flooring.

ENSUITE

Suite comprising shower cubicle, W.C, wash hand basin, heated towel rail, extractor fan and frosted double glazed window.

BEDROOM TWO



Double glazed window, radiator, engineered oak flooring.

BATHROOM

Suite comprising bath with shower mixer taps attached, W.C, wash hand basin, radiator and extractor fan.

EXTERNAL

There is a private balcony with leafy views and space for table and chairs, accessed from the lounge. The property sits within this gated development and benefits from an allocated off street parking space, garage and access to beautifully landscaped communal gardens.

LEASE

We are advised the property is leasehold with a term of approximately 104 years remaining. The current service charge is approximately £1180 per annum and the ground rent is £100 per annum, A buyer is advised to obtain verification from their solicitor or legal advisor.

