



Stoneacre
Properties

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Chapel Allerton
Leeds LS7 4NZ
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| 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 | | | |
| EU Directive 2002/91/EC | | | |

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|--|---------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | | | |
| (52-100) A | | | |
| (39-51) B | | | |
| (21-38) C | | | |
| (13-20) D | | | |
| (5-12) E | | | |
| (1-4) F | | | |
| (1-20) G | | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| England & Wales | | | |
| EU Directive 2002/91/EC | | | |

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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.

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BUY SELL RENT MANAGEMENT FINANCE LEGAL

West Hill Avenue, Chapel Allerton, LS7 3RS

£155,000

*** IDEAL FTB / BTL PROPERTY - NO ONWARD CHAIN ***

Stoneacre Properties are pleased to offer for sale this first floor purpose built apartment, which can be found in the quiet backwaters of Chapel Allerton yet close to all local shopping and transport amenities. The property is sure to appeal to first time buyers and investors alike and features a bright and spacious reception room with pleasant views over attractive communal gardens in addition to a separate kitchen, master bedroom with fitted wardrobe, second double bedroom and bathroom/WC. The property is situated within very well maintained communal grounds and benefits from a residents only car park. Garages are available to rent at a subsidised rate. Early internal viewings are strongly advised!

- 2 DOUBLE BEDROOMS
- LONG LEASE
- OWNER MANAGED ESTATE
- SHARE OF FREEHOLD
- NO ONWARD CHAIN
- IDEAL FTB / BTL

COMMUNAL ENTRANCE

Well presented communal areas with intercom entry system, individual post boxes, stairs to apartment entrance.

ENTRANCE HALL

Intercom entry phone, large storage cupboard. Utility cupboard with Bosch washing machine.

LOUNGE

Spacious reception room with dual aspect double glazed 'tilt and turn' windows, thermostat and timer controlled wall mounted electric radiator.

KITCHEN

L shaped kitchen featuring a generous range of wall and base units with complementary work surfaces and stainless steel sink drainer, integrated Neff oven with Neff five ring gas hob, extractor hood, integrated under-counter fridge and freezer, Bosch dishwasher, concealed water boiler, dual aspect double glazed windows, large pantry cupboard, thermostat and timer controlled wall mounted electric radiator, fully tiled floor. Space for dining table.

MASTER BEDROOM

Double bedroom with fitted wardrobe, double glazed window, thermostat and timer controlled wall mounted electric radiator.



BEDROOM TWO

Second double bedroom with fitted wardrobe, double glazed window, thermostat and timer controlled wall mounted electric radiator.

BATHROOM

White suite comprising bath with electric shower over and screen W.C., wash hand basin, timer controlled chrome heated towel rail, frosted double glazed window, large store/ airing cupboard.

EXTERNAL

The property is situated within very well maintained communal grounds and benefits from a residents only car park. Garages are available to rent at a subsidised rate.

LEASE

We are advised by the vendor that the property is leasehold with a term of approximately 950 years remaining. The current service charge is approximately £1140 per annum with a peppercorn ground rent, A buyer is advised to obtain verification from their solicitor or legal advisor.

