

## LEASE

We are advised by the vendor that the property is leasehold with a term of 999 years commencing 2000. The current service charge is approximately £1800 per annum and the ground rent is £130 per annum, A buyer is advised to obtain verification from their solicitor or legal advisor.



| Energy Efficiency Rating                    |   | Current                 | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs |   |                         |           |
| (92-100)                                    | A |                         |           |
| (81-91)                                     | B |                         |           |
| (69-80)                                     | C |                         |           |
| (55-68)                                     | D | 61                      | 73        |
| (39-54)                                     | E |                         |           |
| (21-38)                                     | F |                         |           |
| (1-20)                                      | G |                         |           |
| Not energy efficient - higher running costs |   |                         |           |
| England & Wales                             |   | EU Directive 2002/91/EC |           |

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Stoneacre Properties acting as agent for the vendors or lessors of this property give notice that:-

The particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract.

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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.



**Stoneacre**  
Properties

184 Harrogate Road  
Chapel Allerton  
Leeds LS7 4NZ  
0113 237 0999  
info@stoneacreproperties.co.uk  
www.stoneacreproperties.co.uk



**Mansion Gate Square, Chapel Allerton, LS7 4RX**

**Offers In The Region Of £240,000**

\*\*\* OUTSTANDING DUPLEX APARTMENT WITH PRIVATE GARDEN, GARAGE & SECURE PARKING \*\*\* Stoneacre Properties are delighted to offer for sale this modern two double bedroom duplex apartment, within the sought after area of Chapel Allerton. Positioned at the top of a quiet cul-de-sac within the sought after Mansion Gate development, this property is ideal for professionals keen to live in Chapel Allerton close to all restaurants, bars, cafes, supermarkets and all other amenities, along with easy access into Leeds City Centre by local regular public transport and car. The property enjoys the unique benefit of a private, fully enclosed garden, featuring a raised patio area and skillfully landscaped garden area with large decking area with planters and further low maintenance lawned area. The property also has the benefit of a single garage, located to the rear of the property in a block with secure parking via electronically operated gates. Early viewing is essential!

- EPC RATING D
- DUPLEX APARTMENT
- PRIVATE ENCLOSED GARDEN
- 2 BEDROOMS
- RECENTLY REFURBISHED SHOWER ROOM

Stoneacre Properties 184 Harrogate Road Chapel Allerton Leeds LS7 4NZ  
Telephone: 0113 237 0999 Email: info@stoneacreproperties.co.uk

www.stoneacreproperties.co.uk



BUY SELL RENT MANAGEMENT FINANCE LEGAL

## COMMUNAL ENTRANCE

Well presented communal areas, ground floor apartment entrance, secure intercom entry system.

## ENTRANCE HALL

Stairs to first floor landing.

## FIRST FLOOR LANDING

Stairs to upper floor, WC.

## OPEN PLAN LOUNGE-DINER

Fantastic reception room having lounge area with double glazed patio doors providing access to the roof terrace and stairs down to the private enclosed garden. The room benefits from two double glazed windows and two radiators, also offering ample space for a dining table.

## KITCHEN

Featuring a range of fitted wall and base units with complementary worksurfaces, tiled splashback and 1.5 bowl stainless steel sink drainer, integrated oven, electric hob and extractor hood, space for freestanding fridge-freezer, integrated washer-dryer, tiled flooring, double glazed window, radiator.

## WC

Guest cloakroom with WC, wash hand basin, radiator, alarm panel.

## SECOND FLOOR

Cupboard housing electric combi boiler.



## BEDROOM ONE

Generous master bedroom having fitted wardrobes with sliding doors, two double glazed windows, radiator, door to shower room.

## SHOWER ROOM

Newly installed, modern fully tiled suite comprising large walk in shower cubicle, floating wash hand basin, WC, heated towel rail and frosted double glazed window.

## BEDROOM TWO

Double bedroom with fitted wardrobes/storage, double glazed window, radiator.

## GARDEN

The property enjoys the unique benefit of a private, fully enclosed garden, featuring a raised patio area accessed via double doors from the lounge-diner, with steps leading down to the skillfully landscaped garden area, having large decking area with planters and further low maintenance lawned area. The garden is enclosed by timber fencing with a secure gate providing access to the single garage. There is an external store room located under the patio/steps.

## GARAGE/PARKING

The property has the benefit of a single garage, located to the rear of the property in a block with secure parking via electronically operated gates.

