



# Regent Terrace

Chapel Allerton, LS7 4QL



# Introduction

PERFECT FIRST TIME PERIOD HOME. An incredibly well-located period town house, built in the 1890s and peacefully positioned on a quiet street with a fantastic community. In the very heart of ever popular Chapel Allerton, fantastic amenities are seconds away on foot. Bars, restaurants, coffee houses, epicurean delicatessens and myriad of independent retailer offer EVERYTHING YOU NEED. As well as enjoying cosmopolitan life, Regent Terrace is moments from Chapel Allerton Park and the Squash and Tennis club, perfect for those with an active and social lifestyle.

This home is in THE HEART OF CHAPEL ALLERTON. The property briefly comprises of a spacious and light living room with French doors to the rear garden/decking. Modern white, light and bright breakfast/kitchen with dining space. Two bedroom and family bathroom to first-floor. The basement features and further shower room and flexible accommodation/reception room ideal as a further snug/office/yoga or work out space. and Open and modern kitchen/diner offering access to the rear garden.

The street offers a quiet and peaceful position, whilst in very close proximity to vibrant and social central Chapel A and a great community vibe.

For commuters the 2, 3, 3a and 26 offer frequent and regular access to Leeds City Centre, Harrogate and Ripon. A multitude of main routes including Harrogate and Scott Hall road offer access to Leeds and northern suburbs.

Services – We are informed that the property is Freehold and connected to mains services for water, electricity and gas. The property has a fibre to property broadband connection.

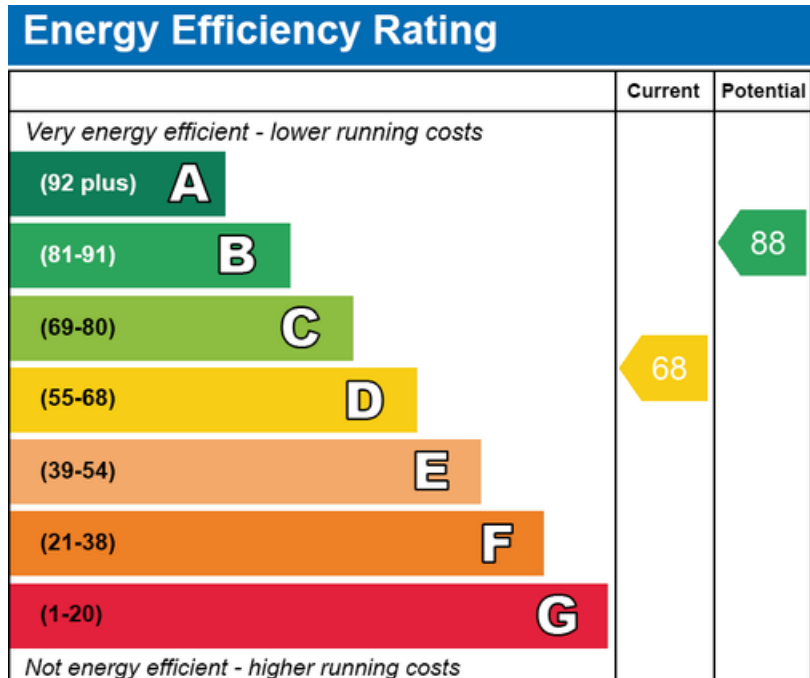


## Key Features

- Approximately 745sq ft
- Victorian mid terrace
- Light and Bright
- Two Bedrooms
- Modern Bathroom
- Rear yard/decked area
- Central Chapel Allerton
- Well positioned for amenities, facilities and commuting







## AREA GUIDE

An incredibly well located period town house, peacefully position in the heart of one of North Leeds most fashionable and popular suburbs. Fantastic amenities, including bars, restaurants, epicurean delicatessens and myriad of independent retailers. As well as enjoying cosmopolitan life, Regent Terrace is moments from Chapel Allerton Park and the Squash and Tennis club.

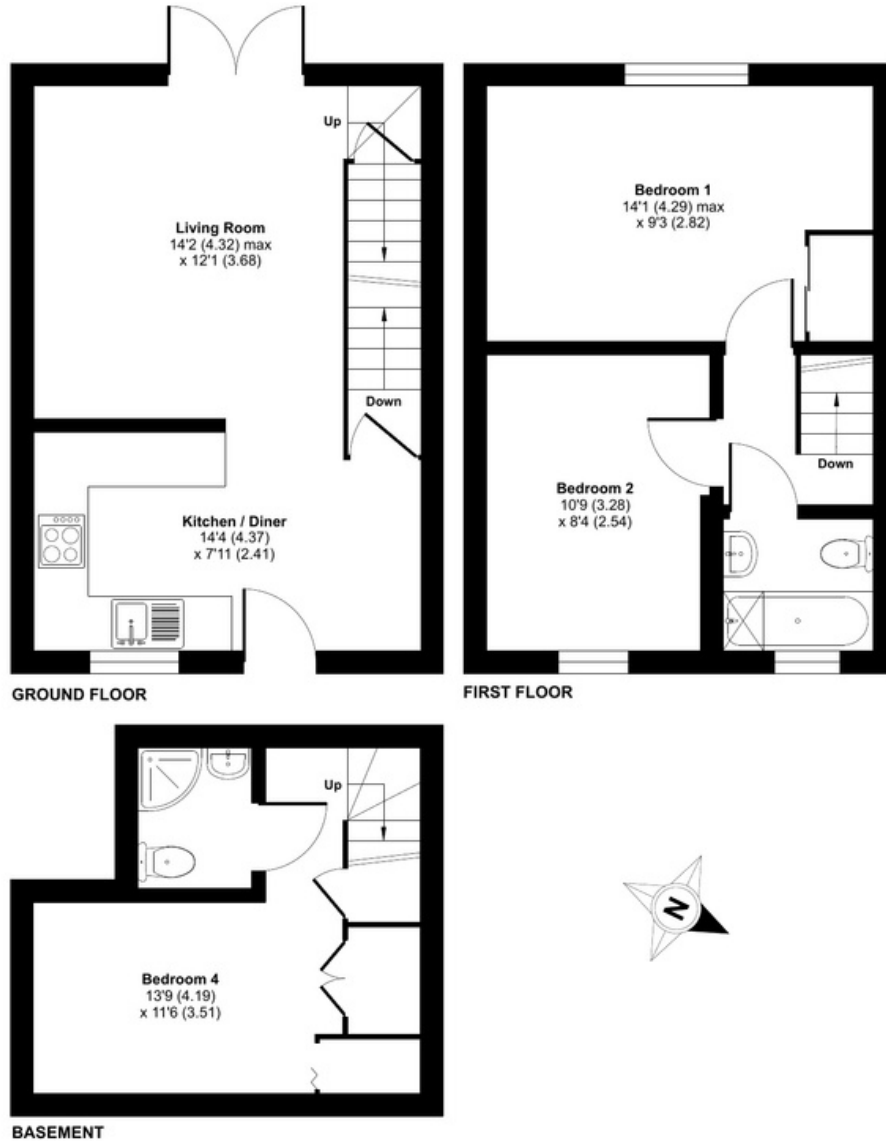
PROPERTY TYPE	Brick and render mid terrace
BEDROOMS	2
RECEPTION ROOMS	2
BATHROOMS	2

TENURE	Freehold
SERVICES	Mains Services
TERMS OF SALE	Private Treaty
VIEWING	Strictly By Appointment

# Regent Terrace, Chapel Allerton, Leeds, LS7

Approximate Area = 744 sq ft / 69.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ritchecom 2024. Produced for Domus Residential. REF: 1110323

General conditions to be noted:

These particulars do not constitute an offer or contract or any part thereof and none of the statements contained in the particulars are to be relied on to a statement or representation of fact. The Agent(s) nor its staff are authorised to make or give any representation or warranty in respect of this property.

All descriptions, dimensions, references to condition, necessary permission for use and occupation, and other details are given in good faith and are believed to be correct, any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or survey as to the correctness of each of them and to satisfy themselves as to the availability of services to the Property both in respect of its existing use and any intended use.

The Agent shall not be required to give any warranty or covenant in respect of the property. While the agent is familiar with the appearance and lay out of the property it does not purport to have either knowledge or awareness as to the title to be furnished or planning documentation. The purchaser or tenant should, through legal requisitions and surveys establish the suitability, title and condition of a property before finalising the purchase or let of the property.

In the event of any inconsistency between these conditions and the contract of sale, the latter shall prevail.