



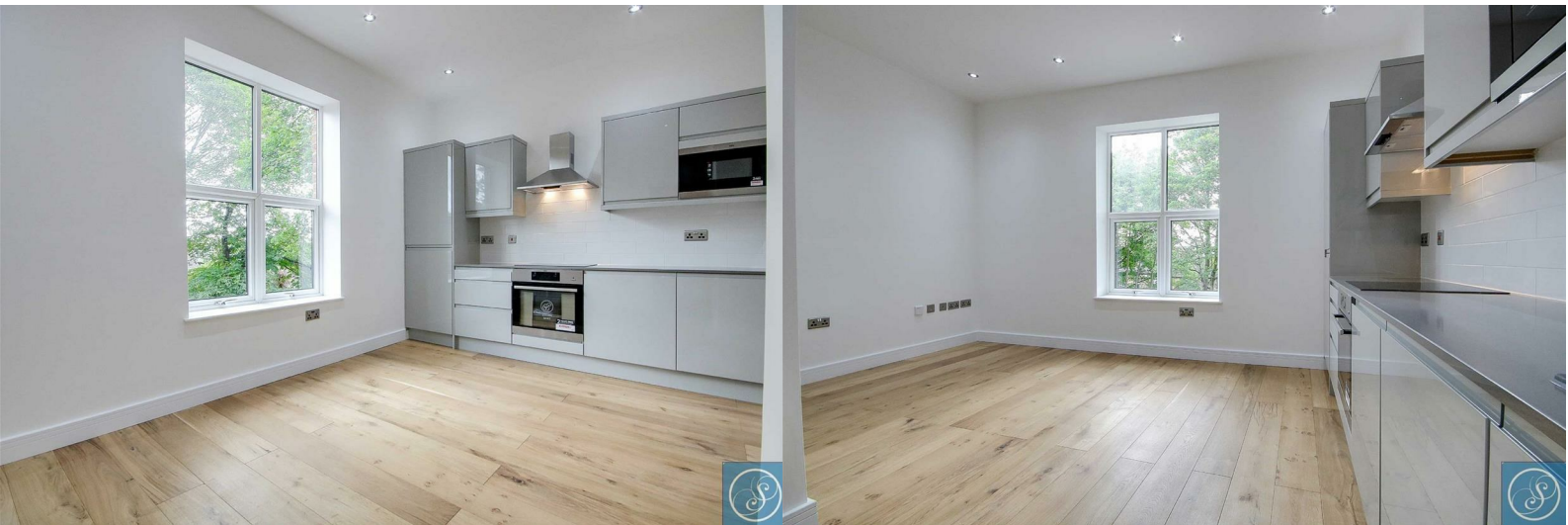
Stoneacre  
Properties



## Allerton House

75 Allerton Hill Chapel Allerton Leeds, LS7 3QB

£165,000



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## THE 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.

## 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 pool are available at Scott Hall Sports Centre, with additional amenities at Chapel Allerton Tennis and Squash Club. Regular transport services available on Harrogate Road and Scott Hall Road afford easy access to the city centre and surrounding areas. The Leeds outer Ring Road provides access to the business centres of Bradford, Harrogate, York and Wetherby.

## SPECIFICATION

- Fully fitted kitchen with Magnet Planar' grey units and island with Meridian granite worksurfaces, fully integrated range of AEG appliances including 50/50 fridge freezer, steam oven, ceramic hob, extractor hood, 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 air extractor fan, chrome heated towel rail.
- Secure parking space within the gated development
- Fully enclosed site with electric gates
- BPT Video intercom entry system
- Catalonia prefinished oak doors throughout
- Engineered rustic oak flooring to open plan lounge/kitchen
- Brushed chrome light switches and sockets with USB sockets
- Electric 'Joule' water cylinder with digital wall mounted electric radiators.

## COMMUNAL ENTRANCE

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

## ENTRANCE HALL

First floor private entrance with video intercom entry system, store cupboard housing water tank.

## BEDROOM ONE

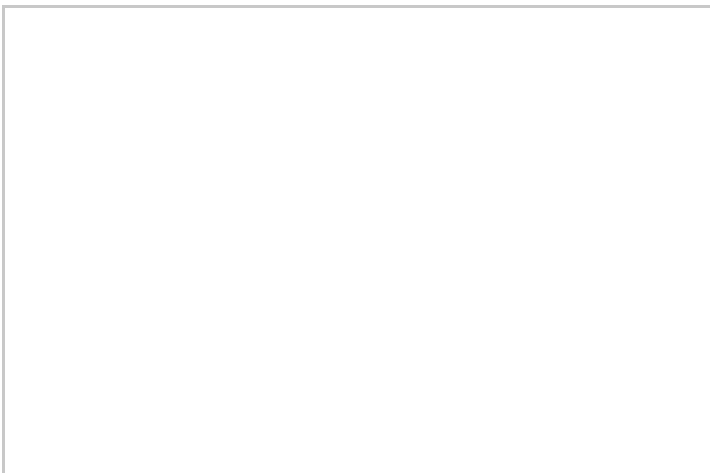
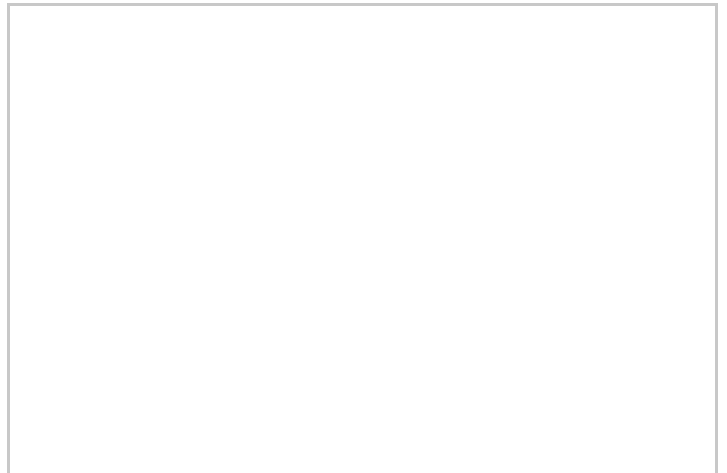
Spacious double bedroom.

## BATHROOM

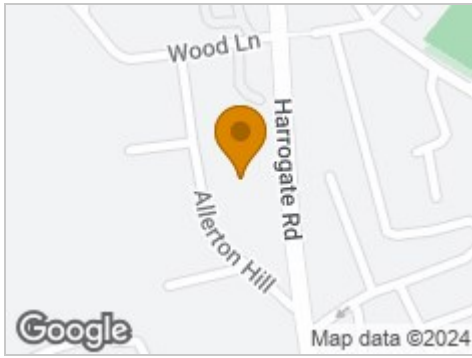
Luxury fully tiled suite featuring Porcelanosa tiles, vanity wash hand basin, bath with Vado shower over and screen, WC, Vado taps, expel air extractor fan, chrome heated towel rail.

## LEASE

We are advised by the vendor that the property is leasehold with a term of 246 years remaining. The current service charge is approximately £2700 per annum and the ground rent is £250 per annum, A buyer is advised to obtain verification from their solicitor or legal advisor.



## Road Map



## Hybrid Map



## Terrain Map



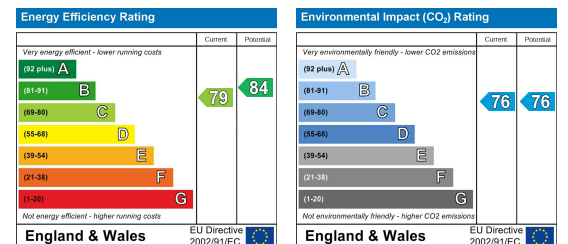
## Floor Plan



## Viewing

Please contact our Chapel Allerton Sales Office on 0113 237 0999 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.