



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) 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		
	69	78
England & Wales	EU Directive 2002/91/EC	




Stoneacre Properties

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Allerton House, 75 Allerton Hill Chapel Allerton, LS7 3QB, £250 Per Calendar Month

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Our branch opening hours are:

Mon	0900 - 17:30
Tues	0900 - 17:30
Weds	0900 - 17:30
Thurs	0900 - 17:30
Fri	0900 - 17:30
Sat	0900 - 15:00
Sun	By Appointment

We are also available for out of hours appointments.

The prestigious offices in Chapel Allerton (North Leeds) and Whitkirk (East Leeds) provide residential & commercial sales and lettings, full property management services, all aspects of commercial property, legal services and in-house mortgage advice and financial planning.

*** STUNNING TWO BEDROOM FIRST FLOOR APARTMENT WITH OUTSIDE TERRACE *** Stoneacre Properties are delighted to offer to let this exceptional first floor apartment, located in the heart of Chapel Allerton. 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 property briefly comprises a spacious lounge/kitchen/diner, kitchen including white goods, two double bedrooms, fully tiled modern bathroom and private terrace off the living room. Viewings are highly recommended to avoid disappointment! Available 19th August!

- **First Floor Apartment**
- **Two Bedrooms**
- **High Spec**
- **Private Entrance**
- **Secure Parking**
- **Gated Development**
- **Available 19th August!**
- **EPC RATING - C**

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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, slimline 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, Xpelair 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 'Megaflor' water cylinder with digital wall mounted electric radiators.

PRIVATE ENTRANCE

Featuring wooden decking and bifold entry.

HALLWAY

Video intercom entry system, store cupboard housing water tank, alarm panel.

LOUNGE/KITCHEN

Superb open plan kitchen-living area with fully fitted kitchen featuring Magnet 'Planar' grey units with Meridian granite worksurfaces, fully integrated range of AEG appliances including 50/50 fridge freezer, steam oven, ceramic hob, extractor hood, slimline dishwasher, washer dryer, Porcelanosa white brick tiled splashback. Engineered rustic oak flooring.

BEDROOM ONE

Spacious double bedroom.

BEDROOM TWO

Second bedroom fit for office or single bedroom.

BATHROOM

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

