



Stoneacre  
Properties



## Harrogate Road

Leeds, LS7 3QE

£175,000





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## Entrance

Entering the property you are welcomed into the entrance hallway which offers access to the bathroom, living space, and bedroom.

## Open Plan Living Space

A modern, spacious and bright and airy living space, offers a formal seating area as well as dedicated dining space, all open to the high spec kitchen. Wood flooring runs throughout the space and inset lighting runs the perimeter of the room. The kitchen is made up of white gloss wall and base units and finished with granite worktops, and comprises integrated fridge/freezer, electric oven, electric hob with extractor above, and washing machine.

## Bedroom

A large double bedroom with ample space for bedroom wardrobes, drawers, and desks. Dual aspect windows flood the room with natural light.

## Bathroom

Tiled bathroom with shower over bath, toilet and sink, and wall mounted storage cupboard.

## External

The apartment comes with a parking space.

## Lease

We are advised by the vendor that the property is leasehold with an original term of 999 years from 2022. The current service charge is approx. £1250 per annum and ground rent is a peppercorn ground rent. A buyer is advised to obtain verification from their solicitor or legal advisor.



## Road Map



## Hybrid Map



## Terrain Map



## Floor Plan



Westhill Terrace, Allerton Hill, Chapel Allerton, LS7 3QE

Total Area: 45.5 m<sup>2</sup> ... 490 ft<sup>2</sup>

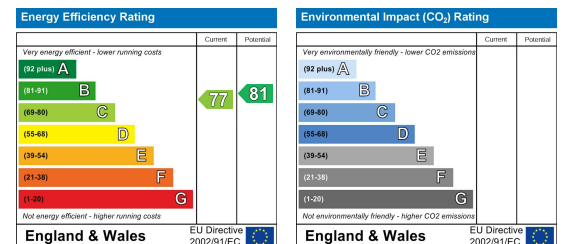
Whilst every effort has been made to ensure the accuracy of the floor plan, measurements of doors, windows and rooms and any other items are approximate and responsibility is taken for any error, omissions or mis-statement.

The plan is for illustrative purposes only and should be used as such.

## 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.