



Stoneacre  
Properties



## Centre Point

10 Regent Street Chapel Allerton Leeds, LS7 4PE

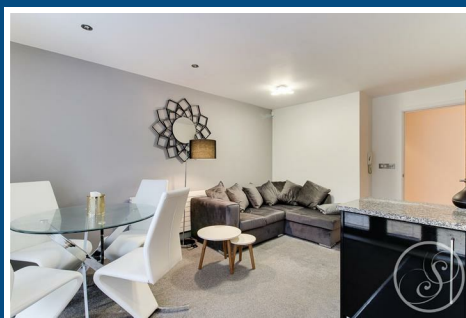
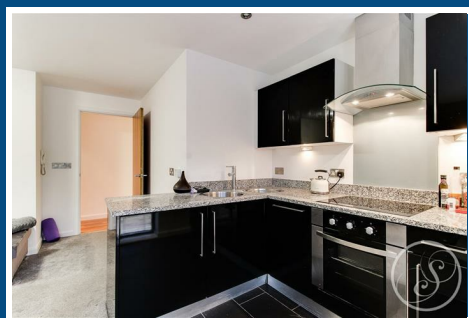
£185,000



# Centre Point

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## Entrance Hallway

Hard wood flooring, radiator, inset ceiling spot lighting, alarm panel. Double doors leading to storage cupboard housing fuse box and Glowworm boiler.

## Living Room

17'9" x 17'5" (5.4 x 5.3)

French doors that lead out to private terrace area, intercom telephone entry system, inset ceiling spot lighting, large radiator. Space for seating area.

## Kitchen

10'2" x 6'11" (3.1 x 2.1)

A modern kitchen comprising a range of wall and base units with black gloss fronts, integrated appliances include dishwasher, washing machine, electric oven with extraction unit over, integrated fridge freezer, four ring hob, frosted splashback, inset stainless steel sink and drainage area with mixer tap, under counter feature lighting, inset ceiling spotlights.

## Bedroom One

10'11" x 10'10" (3.33 x 3.30)

Double glazed window overlooking Regent Street, radiator.

## En-Suite Shower Room

7'1" x 2'7" (2.15 x 0.78)

Tiled flooring, inset ceiling spotlighting, low level wc with push button flush, wash hand basin with mixer tap, shower cubicle with glass folding screen and wall mounted adjustable shower with head, shaving power point, partial wall tiling, chrome heated towel radiator.

## Bedroom Two

10'5" x 10'2" (3.18 x 3.10)

Double glazed window, radiator.

## House Bathroom

6'11" x 6'3" (2.1 x 1.9)

Tiled walls and flooring, fitted bath unit with taps and handheld shower attachment, extractor fan, inset ceiling spotlighting, low level wc with wall mounted push button flush, wash hand basin on pedestal with mixer tap, chrome heated towel radiator, shaving point.

## Communal Areas

Well presented communal areas with code entry system.

## External

The property is sold with one allocated parking space. The French doors open up on a private terrace/garden.

## Lease

We are advised by the vendor that the property is leasehold with an original term of 999 years. The current service charge is £1800 per annum and this includes the ground rent. A buyer is advised to obtain verification from their solicitor or legal advisor.



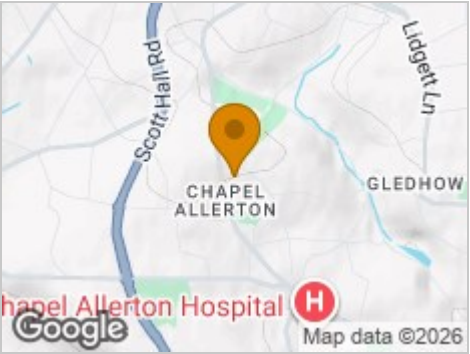
Road Map



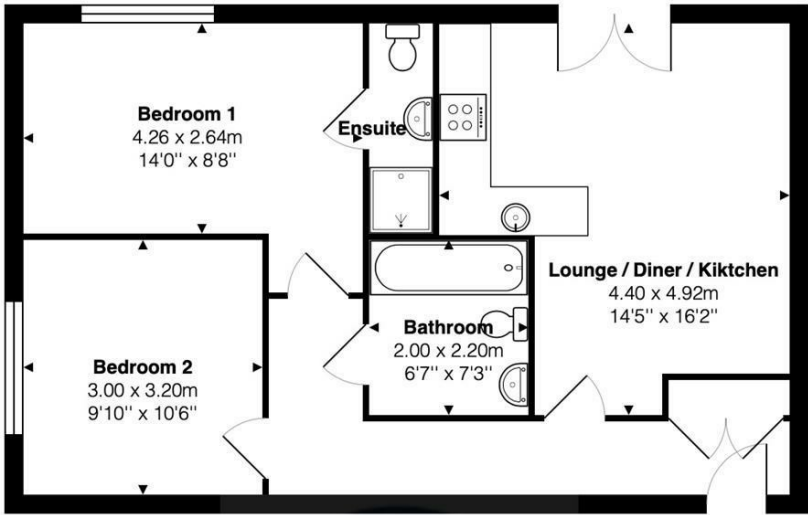
Hybrid Map



Terrain Map



Floor Plan



Centre Point, 10, Regent Street, Chapel Allerton, LS7 4PE

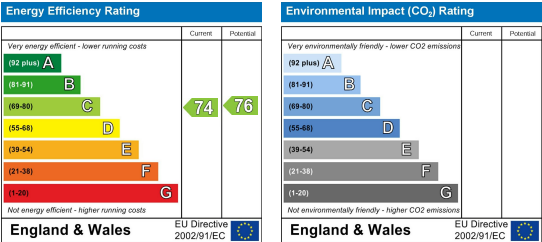
Total Area: 57.0 m<sup>2</sup> ... 613 ft<sup>2</sup>

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows and rooms and any other items are approximate and no 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 firms employment has the authority to make or give any representation or warranty in respect of the property.