



ALLERTON HILL

LEEDS, LS7 3QB

£550,000
LEASEHOLD

Monroe are pleased to introduce to market The Coach house, on Allerton Hill in highly sought after Chapel Allerton. This property which is originally a Victorian Coach house, was converted in 2018 and is now a well presented contemporary property with two/three double bedrooms, ideal for first time buyers or downsizers.

MONROE

SELLERS OF THE FINEST HOMES

ALLERTON HILL

- Sought-after Chapel Allerton location
- Impressive open-plan living space
- Outstanding balcony
- Flexible three-bedroom layout
- Dedicated dressing room
- Excellent room proportions
- Practical separation of living and sleeping areas
- Low-maintenance outdoor space



The first floor is dedicated to a stunning open-plan living, dining and kitchen area. This expansive space creates a bright and sociable heart to the home, with ample room for relaxing, entertaining and dining. The modern kitchen is thoughtfully positioned with a central island providing additional workspace and casual seating, while the generous proportions allow for a variety of furniture layouts. Double doors open directly onto a superb private balcony creating an excellent outdoor entertaining area.

The ground floor accommodation is arranged around a welcoming central hallway, providing access to the principal rooms. The main bedroom is a well-proportioned double room, it benefits from a dedicated dressing room, offering excellent storage and a sense of luxury. A second double bedroom provides comfortable accommodation for family members or guests.

Completing the accommodation is a highly versatile third bedroom or study making it ideal as a home office, guest bedroom or a nursery. The family bathroom is centrally located and fitted with a bath, wash basin and WC, serving all bedrooms with ease.

Externally, the standout feature is the substantial first-floor balcony, which significantly extends the living space during warmer months and provides a private outdoor retreat. In addition, there is a patio area to the front of the property, offering an attractive space for

outdoor seating and relaxation. The property's unique layout, generous room sizes and flexible accommodation combine to create a home that is both practical and stylish, with the added benefit of excellent entertaining space and adaptable living arrangements.

Overall, The Coach House presents a rare opportunity to acquire a characterful and spacious home with three-bedroom flexibility, a superb open-plan living environment and exceptional outdoor space in the highly sought-after Chapel Allerton area.

REASONS TO BUY

- Sought-after Chapel Allerton location
- Impressive open-plan living space
- Outstanding balcony
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- Dedicated dressing room
- Excellent room proportions
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ENVIRONS

Located in Chapel Allerton, The Coach House is ideally situated just a short walk from the vibrant high street. You'll find independent shops, cafes, and restaurants that create a delightful community atmosphere. Nature

enthusiasts will enjoy the proximity to Gledhow Valley Woods, providing a serene escape for evening strolls along the stream. Chapel Allerton offers a perfect blend of city comforts and tranquil nature, creating a space where your residence becomes a sanctuary, and your surroundings invite you to be a part of a charming community.

SERVICES

We are advised that the property has mains water, electricity, drainage and gas.

LOCAL AUTHORITY

Leeds City Council

TENURE

We are advised that the property is Leasehold and that vacant possession will be granted upon legal completion. There are 990 years remaining on the lease.

VIEWING ARRANGEMENTS

Strictly through the exclusive selling agent Monroe Estate Agents

ALLERTON HILL





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ADDITIONAL INFORMATION

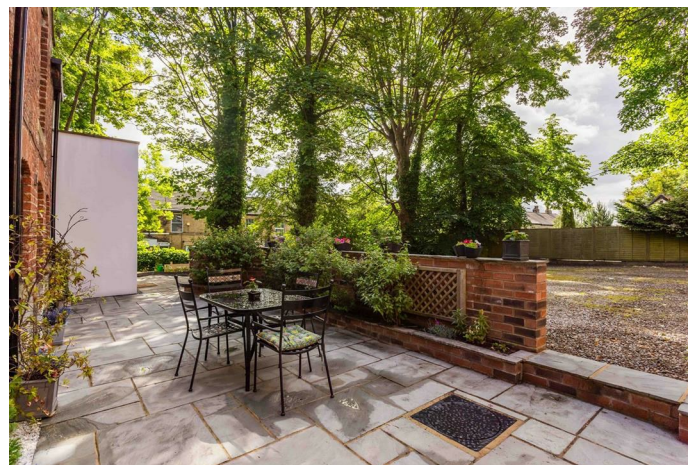
Local Authority – Leeds City Council

Council Tax – Band D

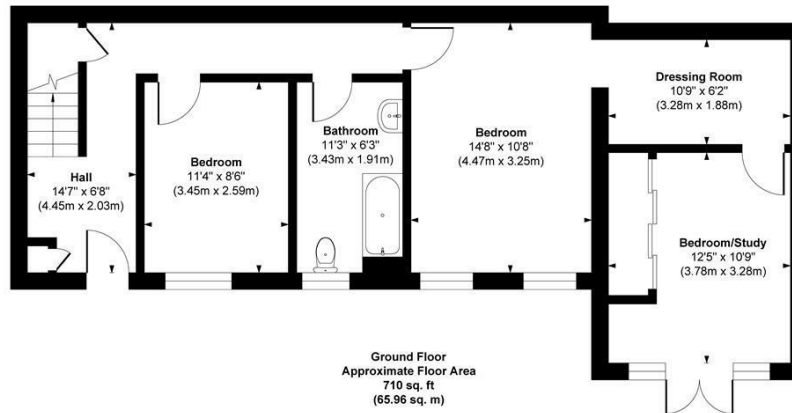
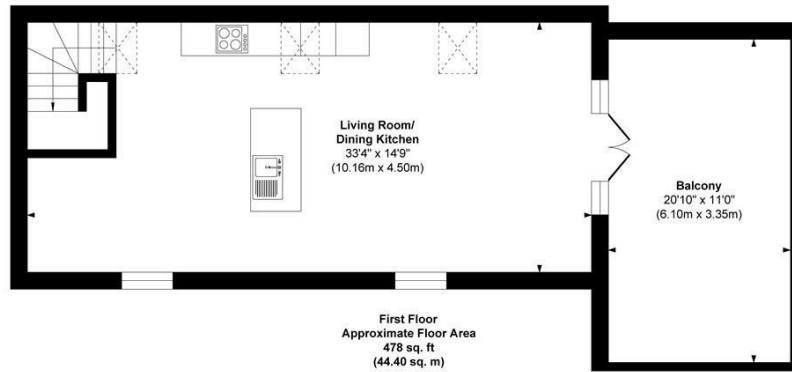
Viewings – By Appointment Only

Floor Area – 1188.00 sq ft

Tenure – Leasehold



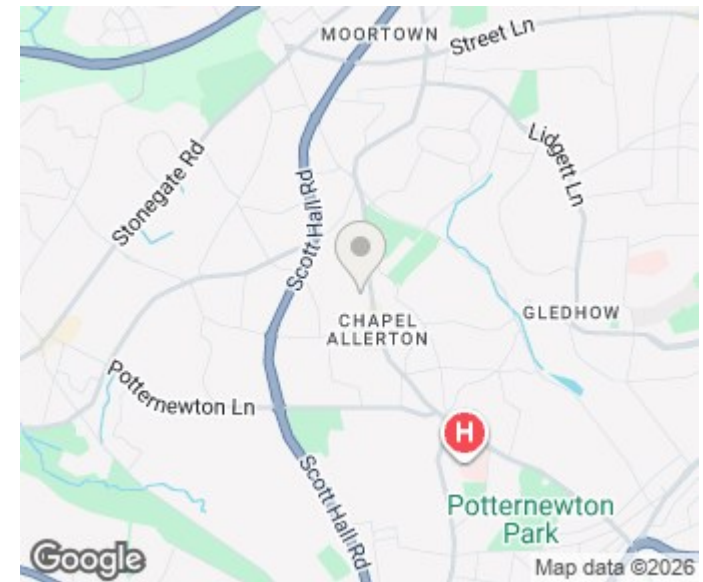
The Coach House, Chapel Allerton



Approx. Gross Internal Floor Area 1188 sq. ft / 110.36 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	65	76
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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