



Stoneacre
Properties



Mansion Gate Square

Leeds, LS7 4RX

£270,000



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*** STUNNING DUPLEX APARTMENT WITH PRIVATE GARDEN - TWO DOUBLE BEDROOMS

*** Stoneacre Properties are delighted to offer for sale this modern two double bedroom duplex apartment, within the sought after area of Chapel Allerton. Positioned on Mansion Gate Square within the sought after Mansion Gate development, this property is ideal for professionals keen to live in Chapel Allerton close to all restaurants, bars, cafes, supermarkets and all other amenities, along with easy access into Leeds City Centre by local regular public transport and car. The property has been wonderfully maintained and updated by the current owners, with the beautifully presented accommodation briefly comprising; private entrance with stairs leading up to the first floor, spacious lounge/diner with French doors out to the terrace, luxury fitted kitchen, master bedroom, second double bedroom and modern house bathroom. Externally the property boasts a splendid private garden with lawn, patio seating and a decked area. The garden is wonderfully private with mature trees to the border. The property also benefits from secure gated parking and a garage with electric up and over door. Early viewing is highly recommended to avoid disappointment!

Entrance

The front door leads to a communal entrance which leads to a private ground floor entrance. Stairs lead up to the first floor.

First Floor Landing

Access to the lounge/diner, w/c and kitchen.

Lounge/Diner

This spacious reception room offers ample space

for seating and a dedicated dining space. The room is ideal for hosting friends and family with French doors leading out to the private terrace with stairs leading down to the garden.

Kitchen

Modern fitted kitchen is finished with blue handleless wall and base units with integrated fridge/freezer, oven, electric hob with extractor above, and washing machine.

w/c

Comprising toilet and sink. Handy for when entertaining guests.

Second Floor Landing

Offering access to both bedrooms, the bathroom and store cupboard with boiler which was installed less than a year ago.

Bedroom 1

Large double bedroom with built in hanging. The room is laid to carpet.

Bedroom 2

Second double bedroom with space for bedroom furniture. Also ideal as an office.

Bathroom

Modern tiled bathroom with walk in shower, toilet and sink.

Parking

Secure gated parking with a private garage with power and electric up and over door.

Garden

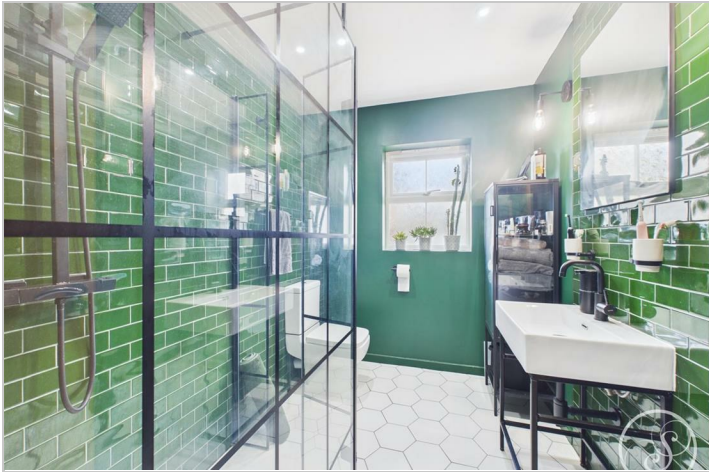
One of the highlights of this property is this private

Tel: 0113 237 0999

rear garden. A true oasis with privacy to all sides. The size of this garden would rival most houses and boasts a patio seating area, decking, lawned area and the rear gate leads to the secure parking and garage.

Lease

We are advised by the vendor that the property is leasehold with a term of 999 years commencing 2000. The current service charge is approximately £1529 every 6 months and the ground rent is £180 per annum, gardening fee £120 per annum. A buyer is advised to obtain verification from their solicitor or legal advisor.



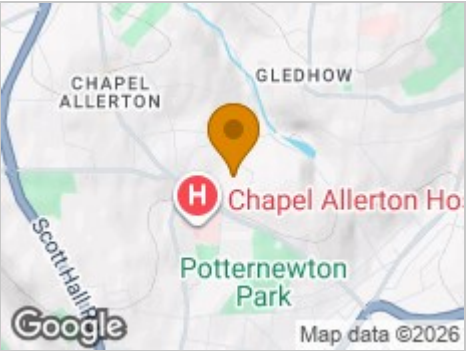
Road Map



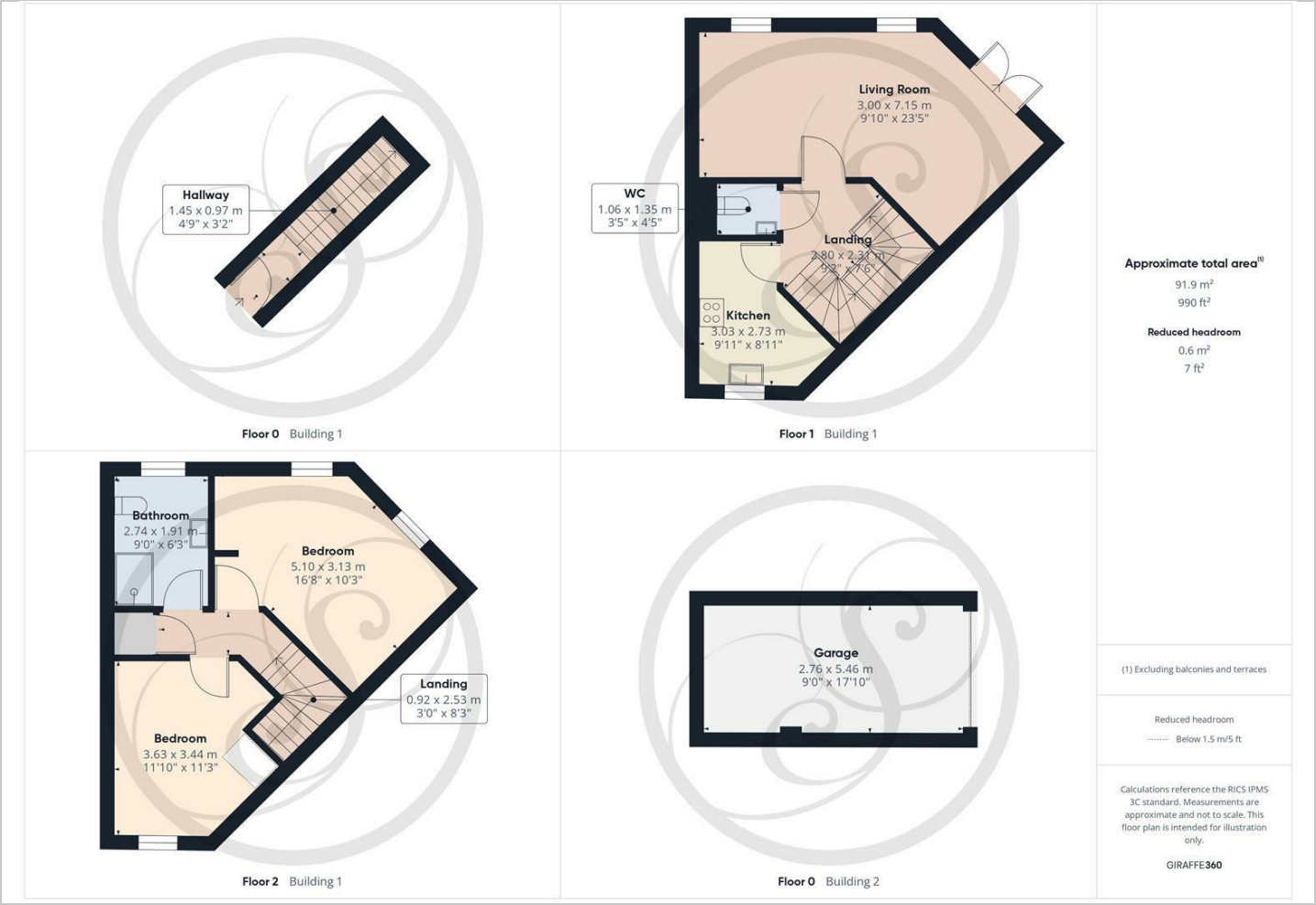
Hybrid Map



Terrain Map



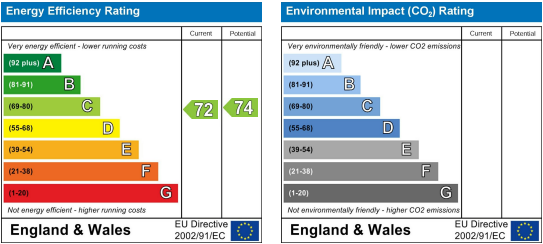
Floor Plan



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.