



Stoneacre
Properties



4 Westfield Terrace, Leeds, LS7 3QG

£250,000

*** 3 BEDROOM DUPLEX FIRST FLOOR APARTMENT *** SUPERB CHAPEL ALLERTON LOCATION *** SPACIOUS OPEN-PLAN LIVING *** IDEAL FOR FIRST-TIME BUYERS & INVESTORS ALIKE ***

Stoneacre Properties are delighted to offer for sale this spacious three-bedroom duplex apartment, ideally situated in the heart of Chapel Allerton. Offering generous and versatile accommodation arranged over two floors, this attractive property would make an excellent purchase for a first-time buyer, professional couple or investor alike.

The property opens into a welcoming entrance leading to a spacious open-plan living, kitchen and dining area, creating a fantastic space for both everyday living and entertaining. The fitted kitchen benefits from a useful breakfast bar island, while the generous lounge area provides plenty of room for furnishings and features an attractive inset feature fireplace, adding character and creating a focal point to the room.

Positioned on the first floor is the first double bedroom, which benefits from a fully tiled en-suite shower room, making this an ideal private space for guests or providing additional flexibility for the occupier.

To the second floor is a further well-proportioned double bedroom, together with a tiled house bathroom fitted with a bath and shower over.

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To the second floor is a further well-proportioned double bedroom, together with a tiled house bathroom fitted with a bath and shower over.

Externally, the property enjoys a fantastic location within the heart of Chapel Allerton, placing an excellent range of independent bars, restaurants, cafés, shops and everyday amenities right on the doorstep. There are also excellent transport links providing convenient access to Leeds city centre and surrounding areas.

With its generous accommodation, duplex layout and highly sought-after location, this property represents an excellent opportunity for those looking to purchase a home in one of Leeds' most desirable and vibrant suburbs.

Early viewing is highly recommended to fully appreciate the accommodation and location on offer.

[Living/kitchen/diner](#)

A welcoming entrance provides access to a bright and versatile open-plan living space, seamlessly incorporating the kitchen and dining areas. The well-equipped kitchen is complemented by a handy breakfast bar island, while the spacious sitting area offers excellent flexibility for furniture and entertaining. An inset feature fireplace adds a stylish focal point and a touch of charm to the room.

[Bedroom One](#)

Double bedroom, boasting en suite bathroom comprising shower over bath, sink and toilet.

[Bedroom Two](#)

Large double bedroom.

[Bedroom Three](#)

Third double bedroom.

[Bathroom](#)

3-piece bathroom comprising shower over bath, sink and toilet.

[External](#)

Externally the property offers ample on street parking.

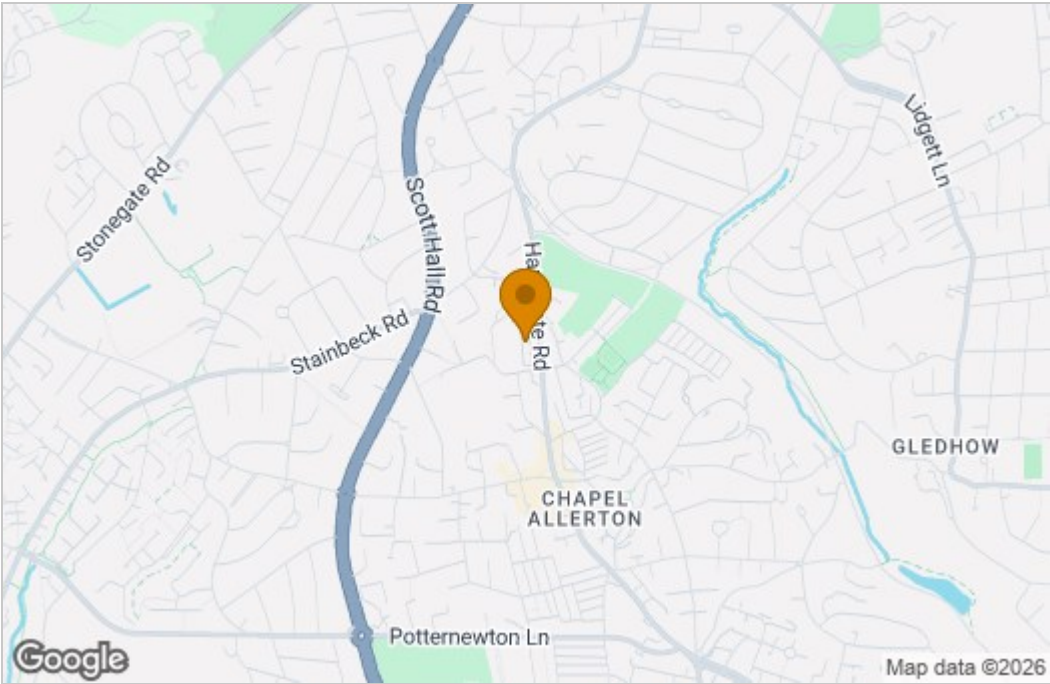
[Lease](#)

We are advised by the vendor that the property is leasehold with approximately 999 years remaining from 2007. The current service charge is approximately £1200 per annum and the ground rent is £150 per annum. A buyer is advised to obtain verification from their solicitor or legal advisor.

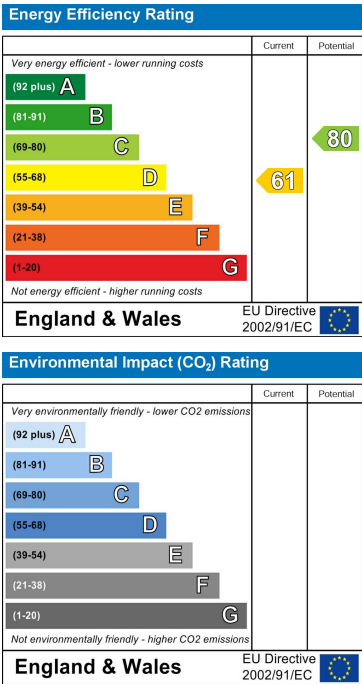
Floor Plan



Area Map



Energy Efficiency Graph



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