



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	70	70
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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Mon	0900 - 17:30
Tues	0900 - 17:30
Weds	0900 - 17:30
Thurs	0900 - 17:30
Fri	0900 - 17:30
Sat	0900 - 15:00
Sun	By Appointment

We are also available for out of hours appointments.

The prestigious offices in Chapel Allerton (North Leeds) and Whitkirk (East Leeds) provide residential & commercial sales and lettings, full property management services, all aspects of commercial property, legal services and in-house mortgage advice and financial planning.

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Oldfield Court, Chapel Allerton, LS7 4SZ

£950 Per Calendar

Month

- ONE BEDROOM APARTMENT
- MODERN DEVELOPMENT
- ALLOCATED PARKING SPACE
- SPACIOUS LOUNGE-DINING ROOM
- DOUBLE BEDROOM
- MODERN BATHROOM
- AVAILABLE EARLY JUNE!
- EPC RATING C

\*\*\* STUNNING GROUND FLOOR APARTMENT WITH PARKING SPACE \*\*\*

Stoneacre Properties are delighted to be able to offer to let a beautifully presented ground floor apartment which can be found in the popular and sought after Mansion Gate development, close to all the amenities at Chapel Allerton. The property has been tastefully upgraded throughout, featuring a bright and spacious open plan lounge-dining room, modern kitchen, double bedroom and white bathroom suite. Externally the property benefits from access to communal gardens and an allocated parking space. Early internal viewings are strongly advised!

Available EARLY JUNE 2026!

## COMMUNAL ENTRANCE

Well presented communal areas with secure entrance, ground floor apartment entrance.

## ENTRANCE HALL

Wood effect laminate flooring, cupboard housing central heating boiler (replaced September 2018 and upgraded to Nest system), alarm panel, radiator.

## OPEN PLAN LOUNGE-DINER

Fantastic reception space offering ample natural light via two double glazed windows and double glazed patio doors with Juliet balcony, wood effect laminate flooring, two radiators, feature wall and bespoke shelving with concealed wiring for wall mounted television.

## KITCHEN

Range of fitted wall and base units with tiled splash back, stainless steel sink unit, built in oven and four ring electric hob with extractor hood over, space for freestanding fridge/freezer, tiled flooring, low voltage inset spotlights.

## BEDROOM

Double bedroom with double glazed window, radiator, wood effect laminate flooring.

## BATHROOM

Modern white suite comprising bath with shower over and screen, low level W.C., pedestal wash hand basin, part tiled walls, tiled floor, radiator, extractor fan.

## EXTERNAL

The property benefits from access to communal gardens and an allocated parking space.

