



Stoneacre  
Properties



## Allerton Hill

Chapel Allerton Leeds, LS7 3QB

Offers In The Region Of £230,000



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## Entrance

Entrance hall featuring elegant marble flooring, high ceilings, and a central heating radiator, creating a bright and welcoming first impression. There is also a private entrance that leads into the kitchen. The main entrance hallway also benefits from underfloor heating which continues in to the bathroom.

## Kitchen

Kitchen featuring marble flooring and a central heating radiator, with a large window allowing for ample natural light. The space includes solid countertops with fitted storage units, an Smeg oven and gas hob with extractor fan above, a wash basin with drainer, integrated fridge, and a tiled splashback for a clean, modern finish.

## Bathroom

Bathroom fully finished with marble tiling throughout, comprising a toilet, wash basin and stand in bath with shower. The space benefits from a large frosted window providing natural light and privacy, along with a central heating towel radiator for added comfort and underfloor heating.

## Living Room

Living room laid to carpet and offering a spacious feel with tall ceilings and attractive period features. The room benefits from a large bay window overlooking a well-maintained garden, allowing for excellent natural light, and is completed with a central heating radiator.

## Bedroom

Bedroom laid to carpet and featuring tall ceilings, a large window allowing for plenty of natural light, wall to wall sliding wardrobes providing practical storage space, and a central heating radiator.

## Basement

Basement comprising four separate rooms, offering a highly versatile and spacious area suitable for storage, hobbies, or potential alternative uses, subject to requirements.

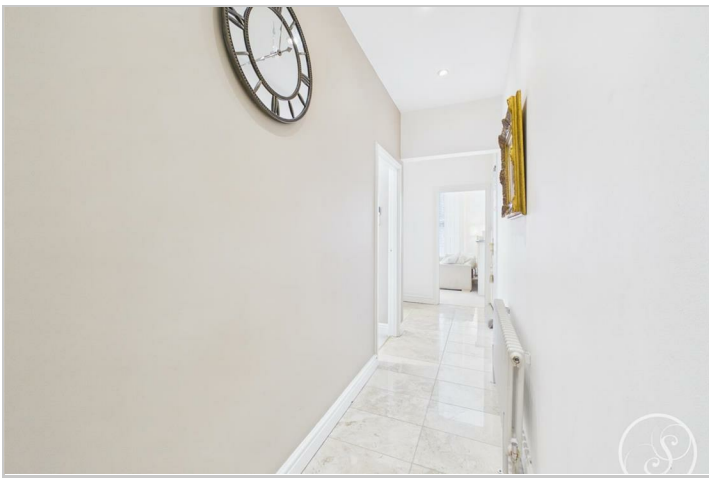
## External

The flats sits within well maintained communal grounds, featuring a generous lawn bordered by mature trees, established shrubs, and colourful flowering plants that create a peaceful and secluded setting. The garden benefits from a sunny aspect with attractive greenery throughout, a perfect outdoor space for relaxing, entertaining, or enjoying time in a tranquil environment.

This flat benefits from a useful garage of wood construction, offering plenty of outdoor storage.

## LEASE

We are advised by the vendor that the property is leasehold with 178 years remaining. The current service charge is £10 per month and there is no ground rent. A buyer is advised to obtain verification from their solicitor or legal advisor.



## Road Map



## Hybrid Map



## Terrain Map



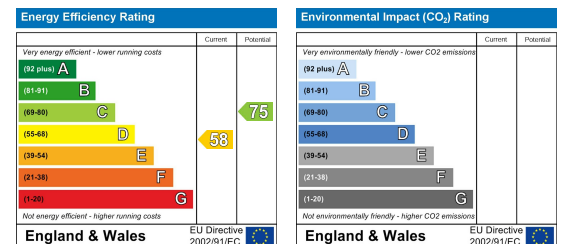
## Floor Plan



## 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



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