Stoneacre Properties



Harrogate Road

Chapel Allerton Leeds, LS7 4LZ

Price Guide £200,000

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Entrance
Entry is via an attractive communal door into a bright, spacious hallway, with stairs leading to the first-floor property entrance.
The building also benefits from an intercom entry system.

Lounge
This impressive and spacious lounge provides an exceptional setting for both relaxation and dining. Featuring two beautiful arched sash windows and an elegant feature fireplace, the room combines character and charm with excellent space for hosting and entertaining.

Kitchen
Modern fitted kitchen featuring a range of wall and base units, gas hob, oven, and extractor hood, complemented by a large sash window that fills the room with natural light.

Bedroom One
This spacious primary bedroom benefits from built in storage and a large sash window, creating a bright and airy atmosphere.

Bedroom Two
Well proportioned double bedroom with large sash window.

Bathroom
Part-tiled 2-piece bathroom comprising shower over bath and sink.

WC
Separate WC comprising toilet, sink and towel rail.

External
Externally, the property enjoys access to beautifully maintained shared outside space, providing a pleasant and tranquil space to relax outdoors.

Located at the rear of the building, gated off-street parking enhances the property's appeal and provides valuable convenience.

Lease Information
We are advised by the vendor that the property is leasehold with a term of 999 years remaining.

We have been advised that leaseholders own a share of the freehold hence there is no ground rent payable.

The leaseholder pays £100 per month, which covers insurance, guttering and maintenance of the communal gardens.

Auctioneer Comments
This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).
If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.
A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding.
The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT,

subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.
Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Any payment that will be received by the Agent or Auctioneer will be confirmed to you in writing before services are taken. Services are optional.





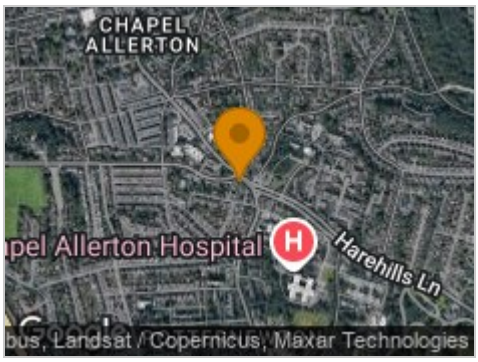




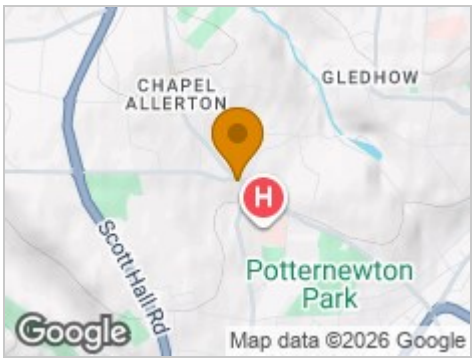
Road Map



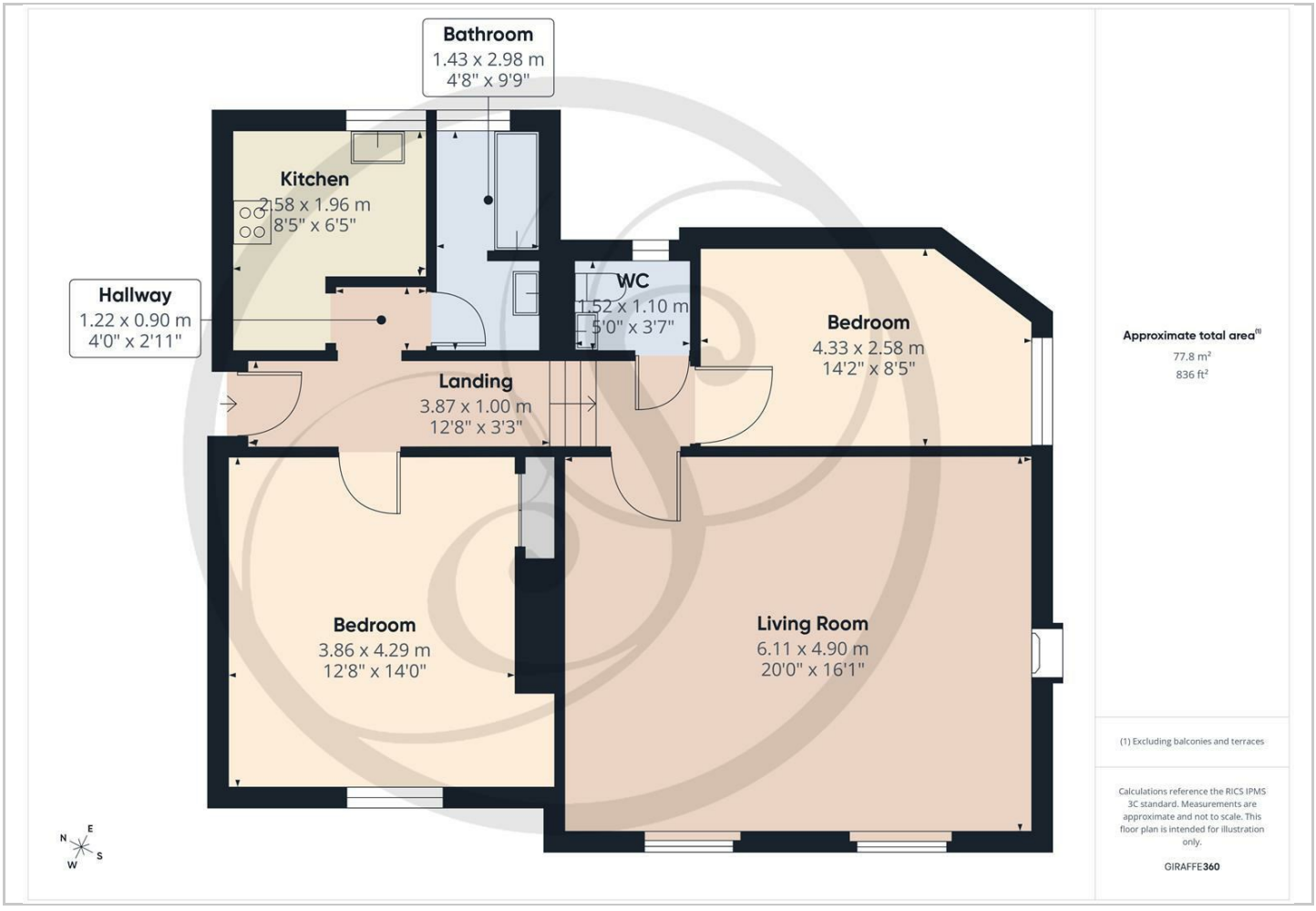
Hybrid Map



Terrain Map



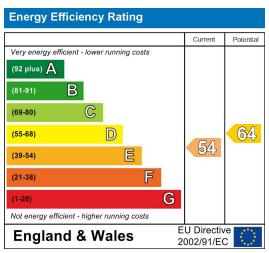
Floor Plan

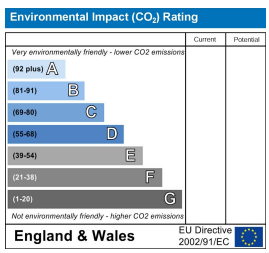


Viewing

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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