



**The Chapel Calverley Road, Oulton Leeds LS26 8JU**

**welcome to**

## **The Chapel Calverley Road, Oulton Leeds**

IF YOU'RE LOOKING for a spectacular place to call home, then look no further than this IMPRESSIVE duplex apartment in the EVER POPULAR location of OULTON! Offering TWO BEDROOMS, new meets old within this BEAUTIFUL property which has many features that you REALLY NEED to SEE!



## Ground Floor

### Entrance Hall

Having stone flooring with under floor heating.

### Bedroom One

14' 6" max x 12' 1" max ( 4.42m max x 3.68m max )  
Featuring windows to the side aspect, an electric radiator, ceiling spotlights, fitted wardrobes, and under floor electric heating.

### Bedroom Two

14' 11" max x 9' 4" max ( 4.55m max x 2.84m max )  
Featuring windows to the front aspect, ceiling spotlights, and under floor electric heating.

### House Bathroom

Equipped with a three piece bathroom suite which includes a bath with a shower over, a wash hand basin, and the w.c. Tiled flooring, a heated towel rail, under floor electric heating, and ceiling spotlights. Also includes the electric water heater.

## First Floor

### Open Plan Living Space

26' max x 15' 4" max ( 7.92m max x 4.67m max )  
An impressive living area which includes a lounge area with wooden flooring, smart lights, and windows.

The kitchen space offers a range of both wall and base mounted units with work surfaces over, and includes a sink and drainer, an electric oven with an electric hob, matching splash back and a cooker hood over. Built in microwave and integrated washing machine, dish washer, and fridge freezer.

Also includes a fitted storage heater.

### Office Room

Having ceiling spotlights, three double glazed windows, and under floor heating.

## Please Note

The property is fitted with an Economy 7 electric meter meaning the water heater in the bathroom and the storage heater in the living area are wired for, and programmed to charge on an off peak tariff and then distribute the hot water / heating during the day.



**view this property online** [williamhbrown.co.uk/Property/CGT111605](http://williamhbrown.co.uk/Property/CGT111605)



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## The Chapel Calverley Road, Oulton Leeds

- Stunning Duplex Apartment
- Converted Chapel
- Incredible Original Details
- Two Bedrooms
- Office Space

Tenure: Leasehold EPC Rating: C

Council Tax Band: B Service Charge: 1695.00

Ground Rent: Ask Agent

**£209,500**



Please note the marker reflects the postcode not the actual property

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This is a Leasehold property with details as follows; Term of Lease 999 years from 18 Nov 2010. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



Property Ref:  
CGT111605 - 0007

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



**0113 260 0945**



[Crossgates@williambrown.co.uk](mailto:Crossgates@williambrown.co.uk)



47 Station Road, Crossgates, LEEDS, West Yorkshire, LS15 8DT



[williambrown.co.uk](http://williambrown.co.uk)