



5 Stainbeck Court, 348 Stainbeck Road, Chapel Allerton, Leeds, LS7 3PP

Chain Free £195,000

No chain and long 970+ year lease. Conveniently located on the fringe of Chapel Allerton, this is a well presented two bedroom first floor modern apartment with private entrance and car parking. Fully uPVC double glazed and electric heating, EPC rating D. Accommodation includes private ground floor entrance to apartment lobby, stairs to first floor landing, open plan lounge/fitted kitchen with Juliet balcony, master bedroom with en-suite shower room, second bedroom with built in wardrobes, white bathroom suite. Outside are maintained grounds with allocated and visitor parking.

The apartment is well placed on the border of Chapel Allerton and Moortown, and offers a wide range of local amenities and facilities with good road and public transport links via A61 Scott Hall Road and Harrogate Road into Leeds city centre, Harrogate and Wetherby.

GROUND FLOOR



Private secure uPVC double glazed entrance door leading into

ENTRANCE LOBBY

Staircase leading up to the

FIRST FLOOR LANDING

uPVC double glazed window to the side, spacious store cupboard, ceiling hatch access to the loft

OPEN PLAN LOUNGE & KITCHEN

22'3" x 15'1" max (6.8 x 4.6 max)



Spacious open plan living area comprising

KITCHEN



Range of fitted units with corresponding work tops, stainless steel sink with mixer tap and drainer, built in oven, electric hob with extractor hood above, plumbed for washing machine, inset ceiling lighting, uPVC double glazed window to the rear, wood-effect laminate flooring

LOUNGE



uPVC double glazed double doors opening to the Juliet balcony, wood-effect laminate flooring, electric storage heater

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BEDROOM 1

14'9" max x 10'2" (4.5 max x 3.1)



uPVC double glazed window, built in wardrobes

EN-SUITE SHOWER ROOM

4'11" x 5'2" (1.5 x 1.6)



Recently installed modern suite having ceramic tiled walls featuring walk-in shower cubicle, low WC, vanity wash basin, heated towel rail

BEDROOM 2

11'9" x 8'2" (3.6 x 2.5)

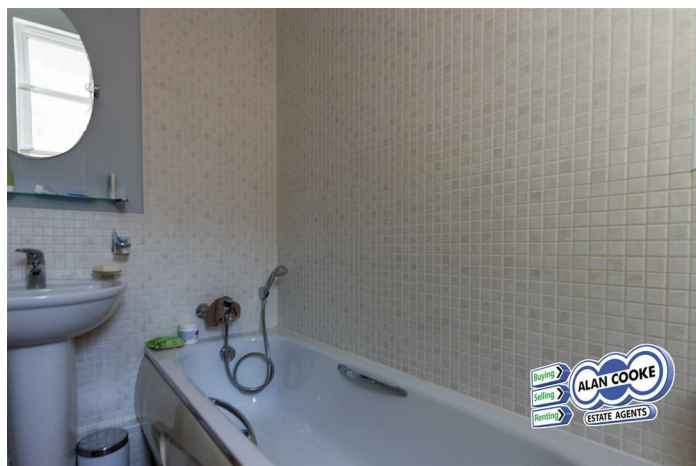


Generous range of built in wardrobes and dresser, uPVC double glazed window, electric convection heater



BATHROOM

7'6" x 4'7" (2.3 x 1.4)



White suite of panelled bath, low WC, pedestal wash basin, uPVC double glazed window

OUTSIDE



Maintained grounds, allocated parking bay (bay No 1) and visitor parking bays

TENURE

Leasehold: Approx 974 years remaining on the lease. Each flat-owner owns a share in the Freehold
Ground Rent - Nil
Service Charge - Currently approx £1800 per annum

COUNCIL TAX

Band D

HOW TO GET THERE

From our Moortown office, travel south along Harrogate Road. Turn right onto Stainbeck Road where the property is shortly on the left hand side

VIEWINGS

Please ring us to make an appointment. We are open from 9am to 5.30pm Monday to Friday and 9am to 4pm on Saturdays.

GENERAL

Every care has been taken with the preparation of these sales

particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point which is of particular importance then let us know and we will verify it for you. These particulars do not constitute a contract or part of a contract.

FIXTURES & FITTINGS

The fixtures, fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order.

INTERNAL PHOTOGRAPHS

Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale.

MEASUREMENTS

All measurements quoted are approximate.

FLOORPLAN

The floorplan is provided for general guidance and is not to scale.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		73
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

First Floor

Approx. 66.9 sq. metres (719.7 sq. feet)

