MORFITT SHAW

Independent Estate Agents

Chestnut Court, Chapel Allerton

An attractive and well presented one double bedroom first floor apartment, with refitted kitchen and bathroom and new PVCu double glazing. With private parking and useful large private store room to the basement, the property enjoys a very popular location close to the shops and restaurants in Chapel Allerton and provides easy access to Leeds centre.

£94,950

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Introduction

A bright and attractive one bedroom apartment, situated on the first floor of this well maintained purpose built development. With very well presented accommodation including a refitted kitchen and bathroom and new PVCu double glazing.

Chapel Allerton is always popular, with the exclusive shops, restaurants, bars and cafes being a real draw to the younger buyer. It also provides easy access to Leeds centre, with regular bus services and a short commute. An early viewing is highly recommended.

Accommodation

With PVCu double glazing and electric heating.

To the ground floor: Communal entrance hall

Glazed entrance door, secure entry system and ceiling lighting. Staircase to the upper floors.

To the first floor: Private entrance hall

Entrance door, ceiling light and entryphone.

Bright and attractive sitting room
16’4 x 11’1 including kitchen area

Window to the rear. Ceiling light, coving and dado rail. TV point. Leading to:

Refitted kitchen

Window to the rear. Fitted with a range of base and wall cupboards with laminate work surfaces and part tiled walls. Integrated electric hob with extractor over and oven under. Plumbing for washing machine, space for undercounter fridge and stainless steel sink unit with mixer tap.

Double bedroom **11’ x 8’9**

Window to the front, ceiling light and coving.

Refitted bathroom

Panelled bath with Triton electric shower over, low suite wc and pedestal wash basin. Fully tiled walls, ceiling light and extractor.

NOTE: To the lower ground floor is a private, lockable **store room** (10’4 x 9’5) for the sole use of this apartment.

Outside

Tarmac parking area to the rear, lawned grounds to the front and rear.

Directions

From our office, turn right on to Street Lane and turn left at the Harrogate Road traffic lights. Continue through Chapel Allerton and bear left at the Potternewton Lane traffic lights on to Harehills Lane. Continue past the Mansion Gate development on the left hand side, and Chestnut Court is on the right hand side, identified by a Morfitt Shaw ‘For Sale’ board.

Agent’s notes : The property is leasehold. All mains services, except for gas, are provided. Viewing strictly by appointment only.

Conveyancing: Recently, we conducted a survey of over forty conveyancers in the Leeds area. We used these results to appoint three local solicitors to our panel. All three were placed in the best eight for lowest fees. As well as offering good value for money, they are crucially, very reliable, quick and effective. Please call us for details.

Residential & buy-to-let mortgages: We can help you whatever your requirements and circumstances, whether you are a first time buyer, or wishing to remortgage to a preferential rate. For the convenience of purchasers, whether buying through us or not, we have researched the market on your behalf, and appointed an excellent local independent mortgage consultants, authorised and regulated by the Financial Services Authority. They can provide preferential financial products, from major names, which are not available through other channels such as retail, direct marketing or even the internet.

Are you selling? We offer free, no obligation valuation and market appraisals. Please call us on 0113 393 0113.

Morfitt Shaw opening times : Monday–Saturday 9.00-5.30, and open until 8pm on Wednesday, Sunday 12.00–3.00pm.

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Big enough to impress, small enough to care.