

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Chapel House

Woodland Grove, Leeds, LS7 4HJ

Asking Price £70,000



Council Tax: A



# Flat 1 Chapel House

Woodland Grove, Leeds, LS7 4HJ

Asking Price £70,000



## Entrance Hall

10'9" (max) - 4'9" (max) (3.28m (max) - 1.45m (max))

Tiled floor, built in cupboards and door entry phone.

## Store Room

4'9" (max) - 3'9" (max) (1.45m (max) - 1.14m (max))

## Lounge Dining Room

17'6" (max) - 10'6" (max) (5.33m (max) - 3.20m (max))

Radiator, dual aspect windows and door to the communal gardens.

## Kitchen Dining Room

10'9" (max) - 7'6" (max) (3.28m (max) - 2.29m (max))

Stainless steel sink with drainer, space for gas cooker, tiled floor, tiled splash back, boiler and a range of wall and base units.

## Bedroom

17'6" (max) - 9'0" (max) (5.33m (max) - 2.74m (max))

Radiator.

## Bathroom

6'6" (max) - 4'9" (max) (1.98m (max) - 1.45m (max))

Fully tiled walls and floor, panel bath with shower over, wash hand basin with pedestal under and w/c.

## Communal Gardens

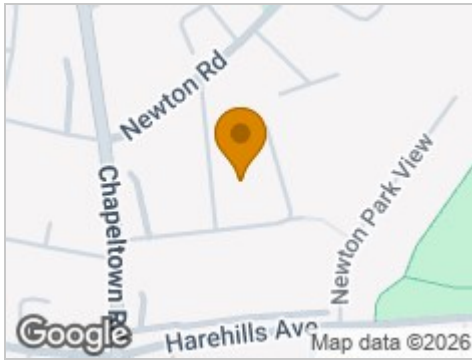
Small patio area immediately outside the lounge door, grassed lawns, mature trees, plants, flower beds and shrubs.

**EXCELLENT FIRST TIME BUYER OPPORTUNITY – PERFECT FOR DOWNSIZERS – IDEAL FOR BUY TO LET INVESTORS – GARDEN APARTMENT – ONE BEDROOM – GROUND FLOOR - GARDEN ACCESS FROM THE FLAT – CURRENTLY IN THE PROCESS OF EXTENDING THE SHORT LEASE – CHAPEL ALLERTON – TWO RECEPTION ROOMS**

A great opportunity for first time buyers, downsizers or buy to let investors, this ground floor, one bedroom, garden flat, does have a low lease but is in the process of extending. Located in Chapel Allerton, the property is close to schools, shops, transport links, bars, pubs, cafes and other great amenities close by. There are communal gardens accessible through a separate door in the flat and ample parking on the street, externally. Internally it briefly comprises; entrance hall, store rooms, lounge dining room, kitchen breakfast room, bedroom and bathroom. Energy Rating - TBC



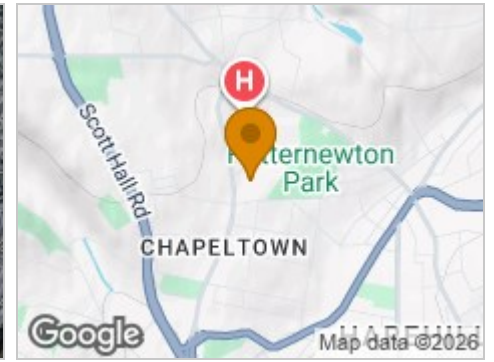
## Road Map



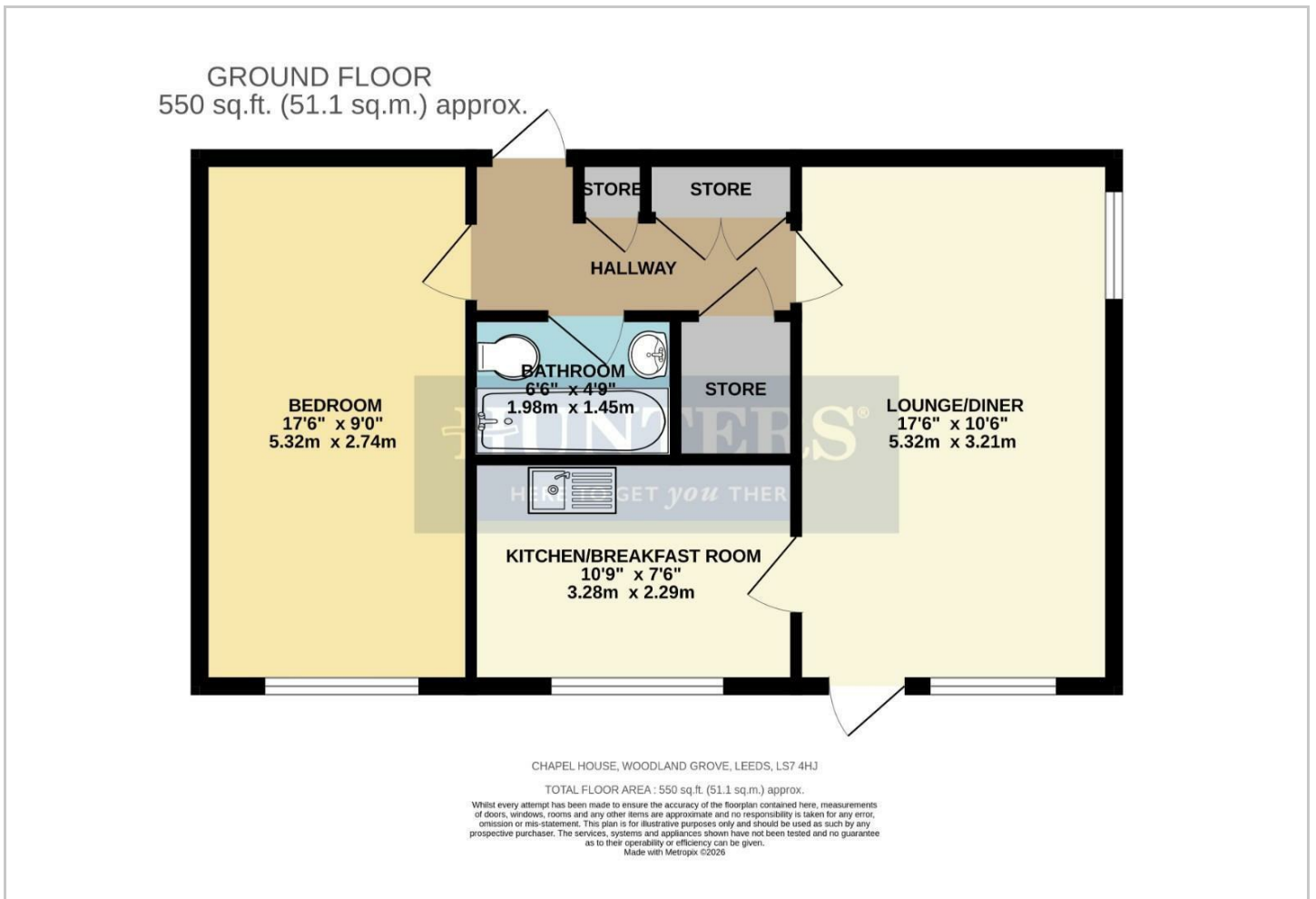
## Hybrid Map



## Terrain Map



## Floor Plan



## Viewing

Please contact our Hunters North Leeds Office on 0113 268 0242 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.