

A large, three-story red brick house with a prominent bay window and a green lawn. The house features multiple chimneys and a tiled roof. A wooden picnic table is on the lawn, and a paved path leads to the front door. The sky is blue with scattered white clouds.

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HERE TO GET *you* THERE

Flat 2 Allerton Hall, Wensley Drive, Chapel Allerton, LS7 3QW

Energy Rating: C | Council Tax Band: B

Offers Over £250,000

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SUPERB FIRST TIME BUYER OPPORTUNITY – IDEAL FOR ANYONE LOOKING TO DOWNSIZE – GROUND FLOOR APARTMENT – PRIVATE ACCESS TO GARDENS - ONE BEDROOM – EXQUISITE ORIGINAL FEATURES – SEPARATE OFFICE ROOM/STORE ROOM – MOVE IN READY CONDITION – CHAPEL ALLERTON – NO CHAIN

A brilliant opportunity for a first time buyers or anyone looking to downsize, this ground floor garden apartment is in excellent, move in ready condition and while still retaining its beautiful original features. The property is located on a quiet street in the heart of Chapel Allerton, close to Chapel Allerton Tennis Club and everything else the area has to offer, including, shops, bars, restaurants and pubs to name a few. There are communal gardens accessible by double doors off the kitchen breakfast room, externally. Internally it briefly comprises; entrance hall, lounge dining room, kitchen breakfast room, house bathroom, double bedroom and study/store room. Energy Rating - C

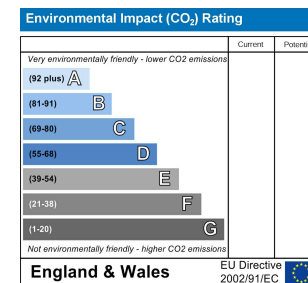
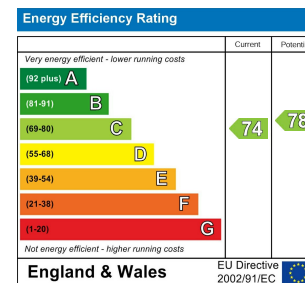
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TOTAL FLOOR AREA: 875 sq.ft. (81.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Entrance Hall

16'3" (max) - 12'9" (max)
Radiator.

Lounge Dining Room

17'6" (max) - 14'3" (max)
Radiator and electric fire with surround.

Kitchen Breakfast Room

23'3" (max) - 6'9" (max)
Stainless steel sink with drainer, fan oven, hob with extractor over, mosaic style floor, radiator, double doors to the gardens and a range of wall and base units.

Master Bedroom

17'6" (max) - 9'0" (max)
Radiator and built in wardrobes.

Study/ Store Room

11'0" (max) - 6'0" (max)

Bathroom

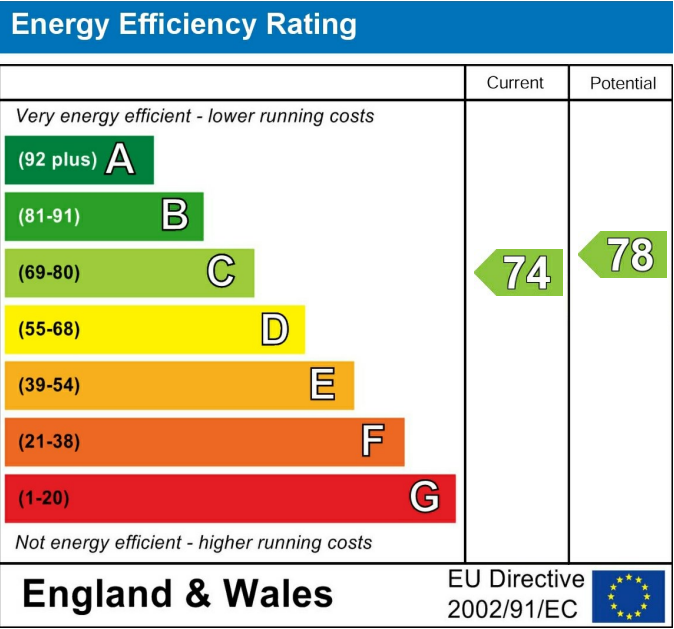
12'6" (max) - 5'9" (max)
Half tiled walls, panel bath with shower over, wash hand basin, radiator and w/c.

Store Room

5'9" (max) - 2'0" (max)

Communal Gardens

Privately accessible through double doors off the kitchen breakfast room. Grassed lawns, hedges, flower beds, plants, shrubs, trees, plants and shrubs.



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. 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.









