

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Willow House

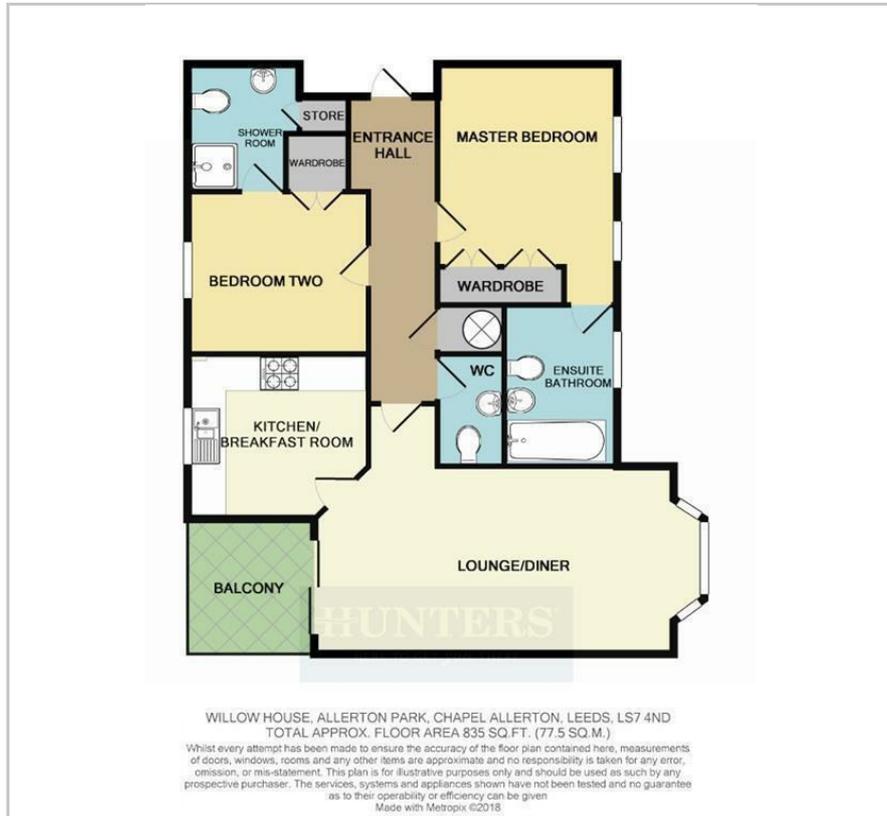
4 Allerton Park, Chapel Allerton, LS7 4ND

£1,100 Per Month



Council Tax: D

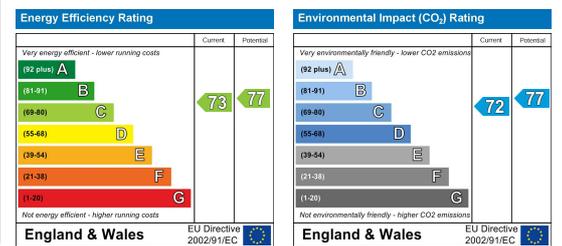
## Floor Plan



## Area Map



## Energy Efficiency Graph



## Viewing

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

- TWO DOUBLE BEDROOMS
- 60 SQ FT BALCONY
- GUEST W/C
- GARAGE
- PART FURNISHED
- FIRST FLOOR APARTMENT
- TWO EN-SUITE BATHROOMS
- GATED DEVELOPMENT
- AVAILABLE NOW
- HOLDING DEPOSIT REQUIRED

TWO DOUBLE BEDROOMS - FIRST FLOOR APARTMENT- 60 SQ FT BALCONY - TWO EN-SUITE BATHROOMS - GUEST W/C - GATED DEVELOPMENT – GARAGE – AVAILABLE NOW – PART FURNISHED – HOLDING DEPOSIT REQUIRED

This two bedroom first floor flat is a great opportunity for first time buyer, investors or anyone looking for a well appointed and thoughtfully laid out apartment. The property is close to Chapel Allerton Park, local to Harrogate Road's bustling stretch of bars, shops, pubs, restaurants. The apartment is set in a gated community with magnificent communal gardens. It benefits from a garage underneath and a 60 square foot balcony, externally. Internally, it briefly comprises; entrance hall, lounge/ dining room, separate kitchen breakfast room, two en-suite double bedrooms and guest w/c. Energy Rating – C



## MATERIAL INFORMATION

**Tenure:**  
**Lease Years Remaining:**  
**Annual Ground Rent:**  
**Review Period:**  
**Review Increase:**  
**Service Charge:**  
**Shared Ownership:**  
**Ownership Share:**

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.