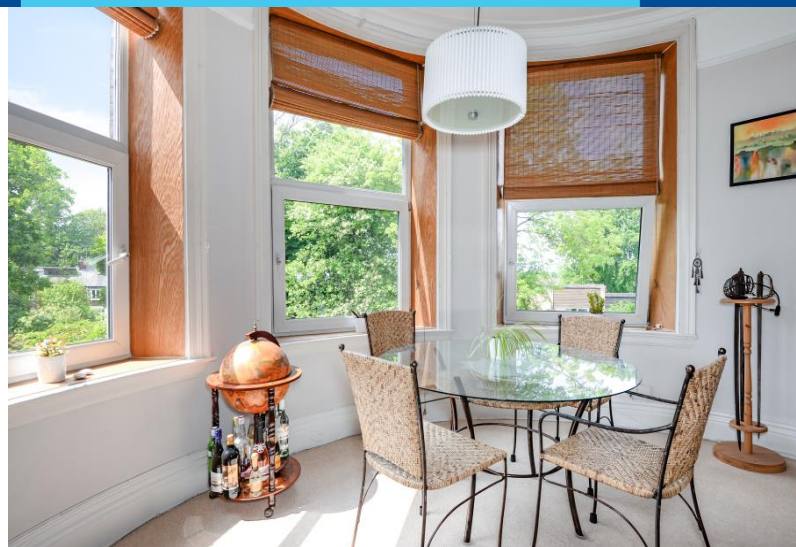




Moving is easy with...

**LINLEY &
SIMPSON**



WESTFIELD TERRACE, CHAPEL ALLERTON, LS7 3QG

****STAMP DUTY EXEMPT FOR FIRST TIME BUYERS**** An impressive first floor apartment in a highly sought after location with spectacular bay windows to the front and back, filling the apartment with light. Offering open plan lounge/diner, kitchen, 2 bedrooms and bathroom. Communal gardens and parking.

Offers Over £215,000

Linley and Simpson are proud to bring to market a beautiful, spacious apartment with leafy views, maintaining character features of high ceilings and alcoving as well as larger than average bay windows to the front and back of the property, creating a light and airy living space.

The apartment is situated in a fantastic location- a short walk from all Chapel Allerton has to offer. This property must be viewed to fully appreciate the wealth of space and charm it has to offer.

COMMUNAL ENTRANCE HALL

Central hallway with use of main cupboard on the ground floor and own cupboard for 15A on 1st landing.

ENTRANCE HALL

Characterful grand central hallway with doors leading to:- living room, kitchen, bedroom one, bedroom two and bathroom.

Large storage with space for washing machine and radiator.

LIVING ROOM 21'5" x 14'8" (6.52m X 4.47m)

Larger than average bay window to rear which allows the room to get the afternoon and evening sun, picture rail, coving to ceiling, radiator.

KITCHEN 10'2" x 5'1" (3.10m x 1.55m)

Custom made German fitted kitchen with soft close base units, work surfaces, single drainer sink, built-in electric oven, extractor hood, built-in slim dishwasher, space for fridge freezer, radiator, double glazed window to rear.

BEDROOM ONE 19'8" x 14'8" (5.99m x 4.48m)

Larger than average bay window to front, picture rail, radiator.

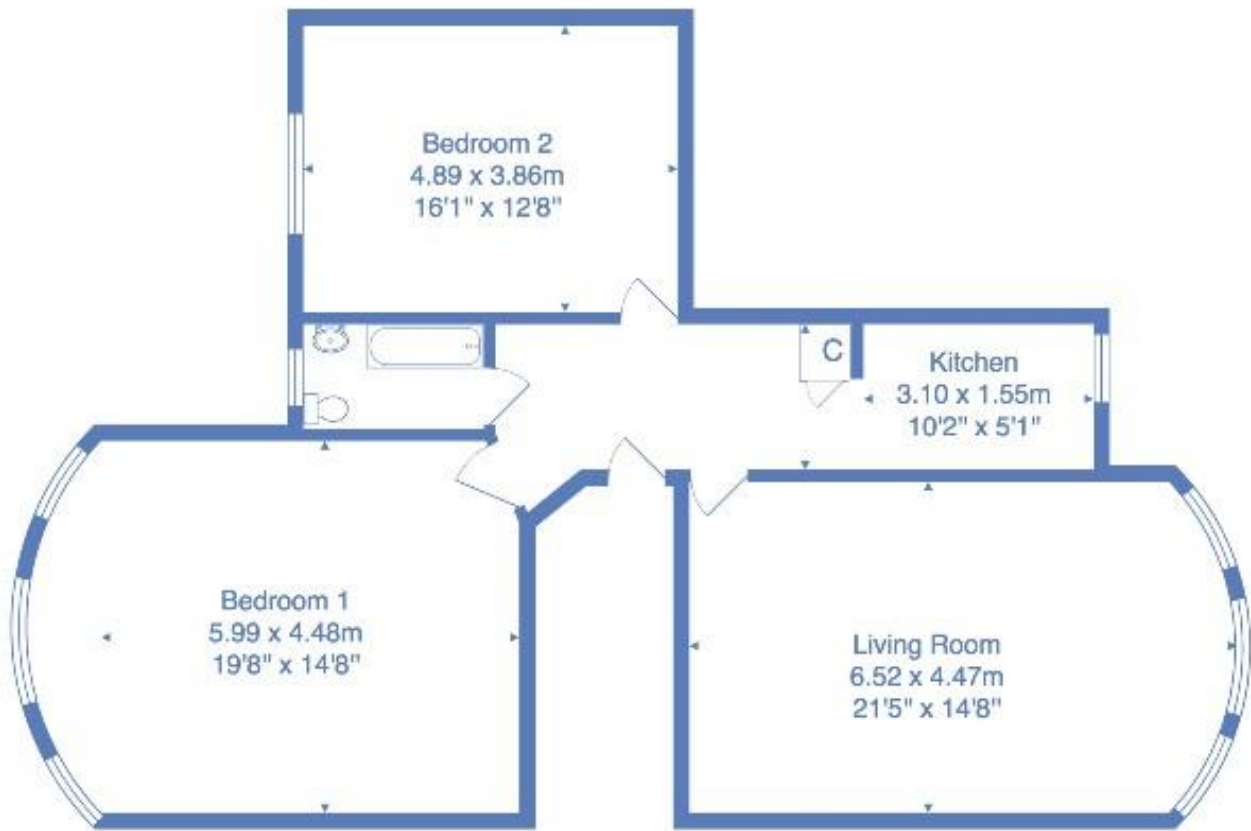
BEDROOM TWO 16'1" x 12'8" (4.89m x 3.86m)

Window to front, balcony, picture rail, built-in storage, radiator.

BATHROOM

Three piece white suite comprising vanity unit with sink, low level WC, window to front.





All measurements are approximate and for display purposes only.
No liability is accepted by either the agency or Box Property Solutions Ltd as to the exact measurements of the rooms.
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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92-100) A			(92-100) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

Additional Information

LEASEHOLD: We are informed by the vendor that the property is leasehold. The annual service charge is £840.00. We are awaiting confirmation of the full leasehold details for the property. A buyer is advised to obtain verification from their solicitor or legal advisor. **IMAGES ARE PRIOR TO TENANCY.**

AGENTS NOTES:

These brochure particulars, including photographic displays, have been prepared by Linley & Simpson Sales Ltd. No implication is made that any item is to be included in the sale by virtue of its inclusion within the photographic display. All fixtures and fittings are excluded from the sale unless included separately within the legal 'fixtures & fittings' details. All measurements are taken in imperial and are approximate. We endeavour to make all the details contained therein accurate and reliable, but they should not be relied upon as statements or representations of fact. Descriptions of appliances, services, systems, fittings and equipment should not be taken as guarantee that they are in working order, they have not been tested (unless stated) and no warranty can be given as to their condition. These particulars do not constitute any part of an offer or contract and we strongly recommend the details should be verified by any prospective purchaser or their advisors, by inspection of the property.