



ROSEMOUNT,
HENCONNER LANE,
CHAPEL ALLERTON,
LS7 3nz
£160,000

2 Bedroom Flat

LINLEY &
SIMPSON

As agents we are delighted to offer the first floor apartment which has excellent views across Chapel Allerton and Leeds. Retaining many of the character features such as high ceilings and sash windows the property has well-proportioned accommodation with the added benefit of basement store areas.

Accommodation comprising communal entrance with access to lower ground store room, entrance hallway, lounge with large character window, two good sized bedrooms, bathroom and kitchen. Externally the property has the benefit of parking areas and mature well-kept communal gardens. Offered for sale with no onward chain.

The vibrant 'village' of Chapel Allerton offers extensive local amenities including a range of cosmopolitan restaurants and cafe bars, supermarkets, banks and various other specialist shops. Further shopping amenities are available at Moortown Corner where there is a Marks & Spencer food outlet, Street Lane and Oakwood Parade where there are a variety of restaurants, cafes, shops and designer boutiques. Leisure facilities, including a swimming pool are available at Scott Hall Sports Centre, with additional amenities at Chapel Allerton Tennis and Squash Club. Regular transport services available on Harrogate Road and Scott Hall Road afford easy access to the city centre and surrounding areas. The Leeds outer Ring Road provides access to the business centres of Bradford, Harrogate, York and Wetherby.

GROUND FLOOR

COMMUNAL ENTRANCE

Glazed door to communal entrance with access to lower ground store areas and door to apartment.

PRIVATE ENTRANCE HALL

Stairs to first floor landing.

LOUNGE

Characterful sash window to front elevation overlooking gardens, radiator and gas fireplace.

KITCHEN

Fitted with wall and base units with work surfaces over, single drainer sink unit, built-in oven and gas hob with extractor hood. Space for washing machine, space for fridge, tiled walls with complementary granite work surfaces and window to rear elevation.

BEDROOM ONE

Window to front elevation, fitted wardrobes and radiator.

BEDROOM TWO

Window to rear elevation, feeds for washer and radiator.

BATHROOM

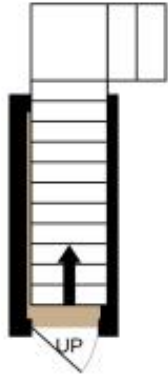
Fitted with a white three-piece suite comprising panelled bath with shower over, pedestal wash hand basin and low level wc. Tiled walls and window to rear elevation.

OUTSIDE

The front garden is laid mainly to lawn with flower, tree and shrub borders. Driveway and allocated parking spaces.



GROUND FLOOR
227 sq. ft. (21.0 sq. m.) approx.



1ST FLOOR
347 sq. ft. (32.1 sq. m.) approx.



TOTAL FLOOR AREA: 578 sq. ft. (53.7 sq. m.) approx.

Whilst every effort has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other areas 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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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	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
		72	
	61		67
			55
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.

AGENTS NOTES:

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