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**LINLEY &
SIMPSON**



HILLSIDE COURT, CHAPEL ALLERTON, LEEDS, LS7 4NJ

A fantastic opportunity has arisen to purchase a ground floor apartment with two double bedrooms within the sought after Hillside Court development.

Asking Price £125,000



www.linleyandsimpson.co.uk

The property boasts a private entrance, two double bedrooms, a spacious lounge/dining room, separate kitchen and house bathroom. In addition, the property benefits from plenty of storage, along with communal resident car park and attractive communal gardens. The development is very popular with tenants, making this an ideal investment opportunity, with a potential rental income of £675 PCM. No further chain!

ACCOMMODATION

ENTRANCE PORCH

With an entrance door, window to the side and a courtesy light. A glass panelled door leading to the lounge.

LOUNGE/DINING ROOM 11'3" x 18'2" (3.43 x 5.54m)

With a window to the front elevation and a living flame effect gas fire.

KITCHEN 7'8" x 9'4" (2.33 x 2.84m)

Fitted with a range of base and wall units with work surfaces over. Space for a washing machine. Tiled walls and a window to the front elevation. Electric heater, and a cupboard housing the water tank.

LANDING

With doors giving access to both bedrooms, house bathroom, lounge and three useful storage cupboards.

BEDROOM ONE 11'3" x 14'2" (3.43 x 4.31m)

With a window to the rear and a telephone point.

BEDROOM TWO 11'3" x 10'07" (3.43 x 3.23m)

With a window to the rear and a built in cupboard.

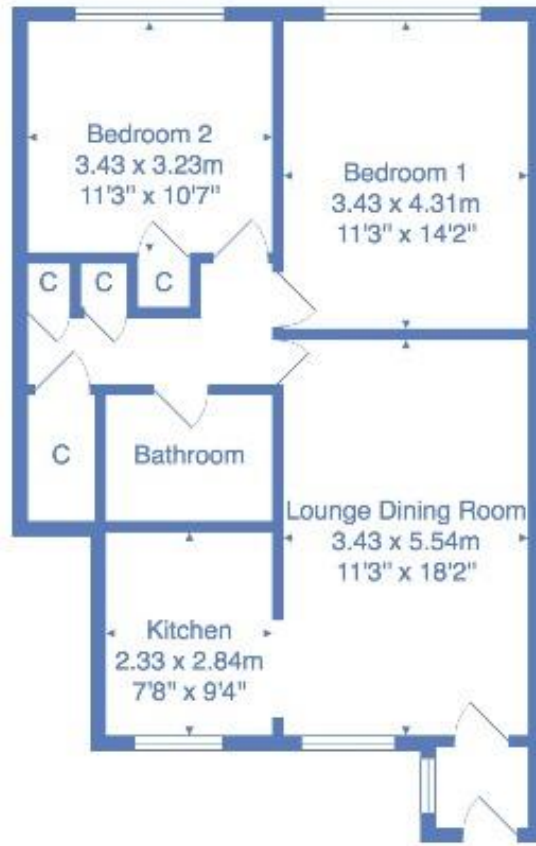
BATHROOM

With a white three piece suite comprising a panelled bath, hand basin and low level W.C. Tiled walls and extractor fan. Electric heater and tiled floor.

OUTSIDE

There is a communal garden for the residents to use.





Total Area: 68.6 m² ... 739 ft²

All measurements are approximate and for display purposes only.

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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
England, Scotland & Wales	EU Directive 2002/91/EC		England, Scotland & Wales
			EU Directive 2002/91/EC

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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.

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