

# FOR SALE SUPERB REDEVELOPMENT OPPORTUNITY

**Eddisons**

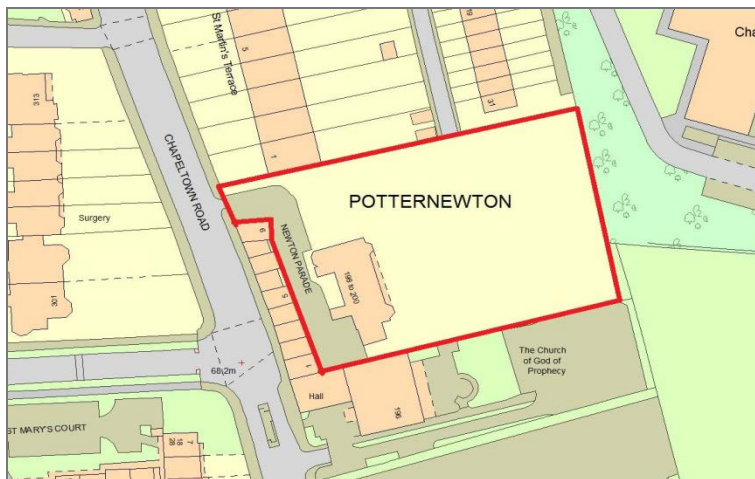


## NEWTON VILLAS, 198-200 CHAPELTOWN ROAD, LEEDS, LS7 4HZ

PRICE ON APPLICATION

- \ Substantial Victorian style building comprising 15 self contained flats.
- \ Within 2 miles of Leeds city centre.
- \ Available with vacant possession and ideal for a variety of uses.

AVAILABLE SPACE  
989.20m<sup>2</sup> (10,648sq ft)



## LOCATION

The property is conveniently located on Chapel Town Road within close proximity to Chapel Allerton Hospital.

The property is well placed for local amenities with Tesco Express and Bracken Edge Primary School closeby.

The University of Leeds and Leeds Beckett University, Headingley Campus are only a short distance away.

## DESCRIPTION

The property is a former social housing facility which comprises 15 self contained flats. Each flat includes a separate kitchen, living room, bedroom and bathroom all fitted out to a good standard.

	M <sup>2</sup>	SQ FT
Lower Ground Floor	260.45	2,803
Upper Ground Floor	271.15	2,919
First Floor	236.50	2,546
Second Floor	221.10	2,380
<b>Total Floor area</b>	<b>989.20</b>	<b>10,648</b>

Externally there is a large enclosed garden area together with parking for circa 6 vehicles including one disabled space.

The property is situated on approximately 1.1 acres of land.



## COUNCIL TAX

Each flat is assessed under Council Tax Band A

## VAT

Prices and rental are exclusive of VAT if chargeable.

## TERMS

Freehold and available with vacant possession.

Price on application.

## LEGAL COSTS

Each party to be responsible for their own legal costs incurred in the transaction.

## VIEWING

By prior arrangement with the agents:

Eddisons

Tel / 0113 241 0940

Email / [megan.roe@eddisons.com](mailto:megan.roe@eddisons.com)

Email / [steven.jones@eddisons.com](mailto:steven.jones@eddisons.com)

Email / [john.padgett@eddisons.com](mailto:john.padgett@eddisons.com)

MARCH 2018

SUBJECT TO CONTRACT

FILE REF / 731.4057A

For more information, visit [eddisons.com/property](http://eddisons.com/property)  
T: 0113 241 0940

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