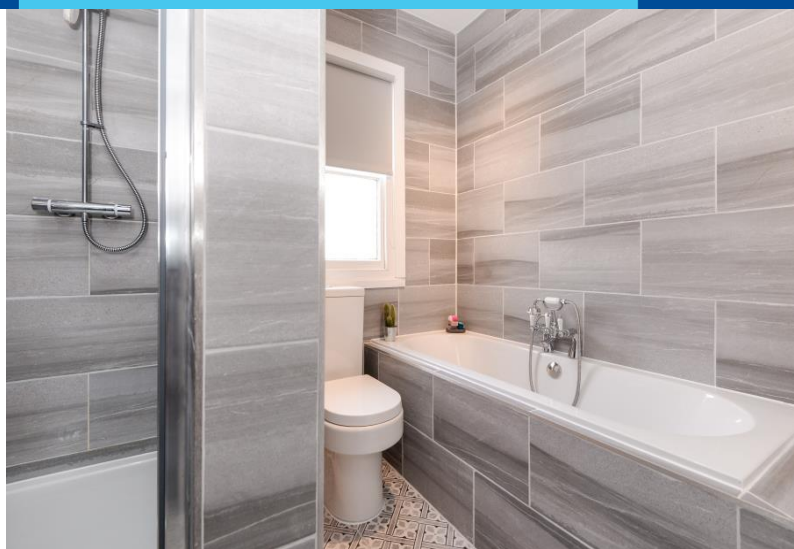




Moving is easy with...

**LINLEY &
SIMPSON**



PASTURE GROVE, CHAPEL ALLERTON, LEEDS, LS7 4QP

Linley & Simpson are delighted to market this three bedroom mid terrace property in a very popular location in central Chapel Allerton

Asking Price £220,000



www.linleyandsimpson.co.uk

The ground floor accommodation comprises: lounge featuring a fireplace and gas fire, fitted kitchen with integrated oven and hob, along with access to the basement. To the first floor; house bathroom which is fitted with a four piece suite and bedroom one. To the second floor; two attic style bedrooms with sloping ceilings incorporating Velux windows, which allow lots of natural daylight. The property further benefits from a basement which provides useful storage and has plumbing for a washing machine, courtyard garden and on street parking. Chapel Allerton offers extensive local amenities including a range of cosmopolitan restaurants and cafe bars, supermarkets, banks and various other specialist shops. There are good road and public transport links to Leeds City Centre and surrounding areas, viewing highly recommended to appreciate what this superb property has to offer.

ACCOMMODATION

ENTRANCE

With glazed window above the entrance door and door leading to the lounge.

LOUNGE 16'4" x 12'8"

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

KITCHEN 5'5" x 10'11"

With a range of fitted base and wall units and work surfaces over. 1.5 bowl sink and single drainer unit. Built in electric oven and extractor hood. Tiled walls. Double glazed window to the front elevation.

FIRST FLOOR LANDING

With access to bedroom one and the house bathroom.

BEDROOM ONE 10'9" x 13'7"

With a window to the front elevation. Feature fireplace and radiator.

BATHROOM

With a four piece suite comprising panelled bath, hand basin vanity unit, step in shower cubicle and low level w.c. Tiled walls and a window to the front elevation. Towel rail.

SECOND FLOOR LANDING

With access to bedrooms two and three.

BEDROOM TWO 13'8" x 11'8"

With a skylight, feature fireplace and radiator.

BEDROOM THREE 6'7" x 7'8"

With a skylight and radiator.

OUTSIDE

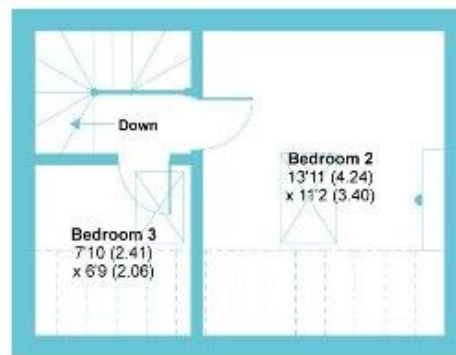
With a lawned area to the front and planted borders. A wall and hedges boundary.



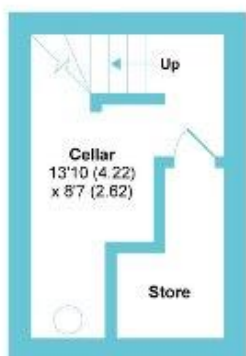
Pasture Grove, Leeds, LS7

APPROX. GROSS INTERNAL FLOOR AREA 817 SQ FT 75.9 SQ METRES (INCLUDES CELLAR / EXCLUDES RESTRICTED HEAD HEIGHT)

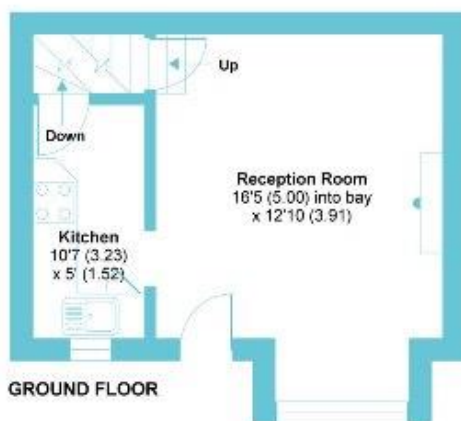
Denotes restricted head height



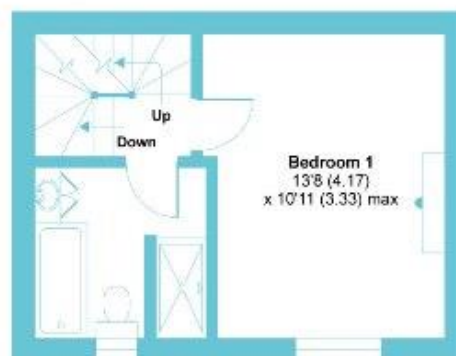
SECOND FLOOR



LOWER GROUND FLOOR



GROUND FLOOR



FIRST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(92-100) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p>		<p>Very environmentally friendly - lower CO₂ emissions</p> <p>(92-100) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not environmentally friendly - higher CO₂ emissions</p>	
	81		77
	55		48
England, Scotland & Wales	EU Directive 2002/91/EC	England, Scotland & 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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