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**LINLEY &  
SIMPSON**



## **WENSLEY VIEW, CHAPEL ALLERTON, LEEDS, LS7 3QL**

Linley and Simpson have pleasure in marketing this three bedroom semi-detached property, located in a cul-de-sac position with great transport links via Scott Hall Road and convenient access to Chapel Allerton Centre via a footpath situated at the top of the close.

**Asking Price £270,000**

The accommodation comprises: entrance hall, lounge, separate dining with French doors leading into the conservatory, kitchen with integrated electric oven, gas hob and dishwasher. To the first floor are three bedrooms and a recently updated contemporary house bathroom with separate shower. Outside there is a driveway for multiple vehicles to front, enclosed garden to rear with a paved patio area, making this perfect for al-fresco entertaining. The unique feature is the small woodland to the rear which provided privacy, particularly in the summer months. The property is located within close proximity to a range of cosmopolitan restaurants and cafe bars. There are a range of good local schools in the surrounding area. 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. Viewing highly recommended to appreciate what this family home has to offer.

## ACCOMMODATION

### GROUND FLOOR

#### ENTRANCE HALL

With double glazed entrance door and wood flooring. Staircase to the first floor and spindle bannister. Radiator.

#### LOUNGE 12'10" x 13'3" (3.92m x 4.04m)

With a double glazed bay window to the front elevation. Telephone and television point. Radiator.

#### DINING ROOM 11'7" x 12'9" (3.54m x 3.88m)

With a wood effect fireplace and electric fire. Telephone point. Double glazed french doors leading into the conservatory. Radiator.

#### CONSERVATORY

With a double glazed window to the side and double glazed french doors to the rear. Radiator.

#### KITCHEN 7'4" x 13" (2.24m x 3.96m)

Fitted with a range of base and wall units and complimentary work surfaces over. 1.5 bowl sink unit and a single drainer sink. Built in electric oven, gas hob and extractor hood. Space for an automatic washing machine. Integrated Hotpoint dishwasher. Tiled walls and tiled floor. Combination Worcester boiler. Radiator. Double glazed window to the side and a double glazed door to the side elevation.

### FIRST FLOOR LANDING

With double glazed window to the side elevation. Access to the roof space. Radiator. Access to all rooms.

#### BEDROOM ONE 11'6" x 11'7" (3.50m x 3.54m)

With a double glazed window to the front elevation and radiator.

#### BEDROOM TWO 11'6" x 11'1" (3.50m x 3.38m)

With a double glazed window to the rear elevation and radiator. Overlooking the garden and woodland.

#### BEDROOM THREE 7'5" x 7'5" (2.25m x 2.26m)

With a double glazed window to the front elevation. Radiator.

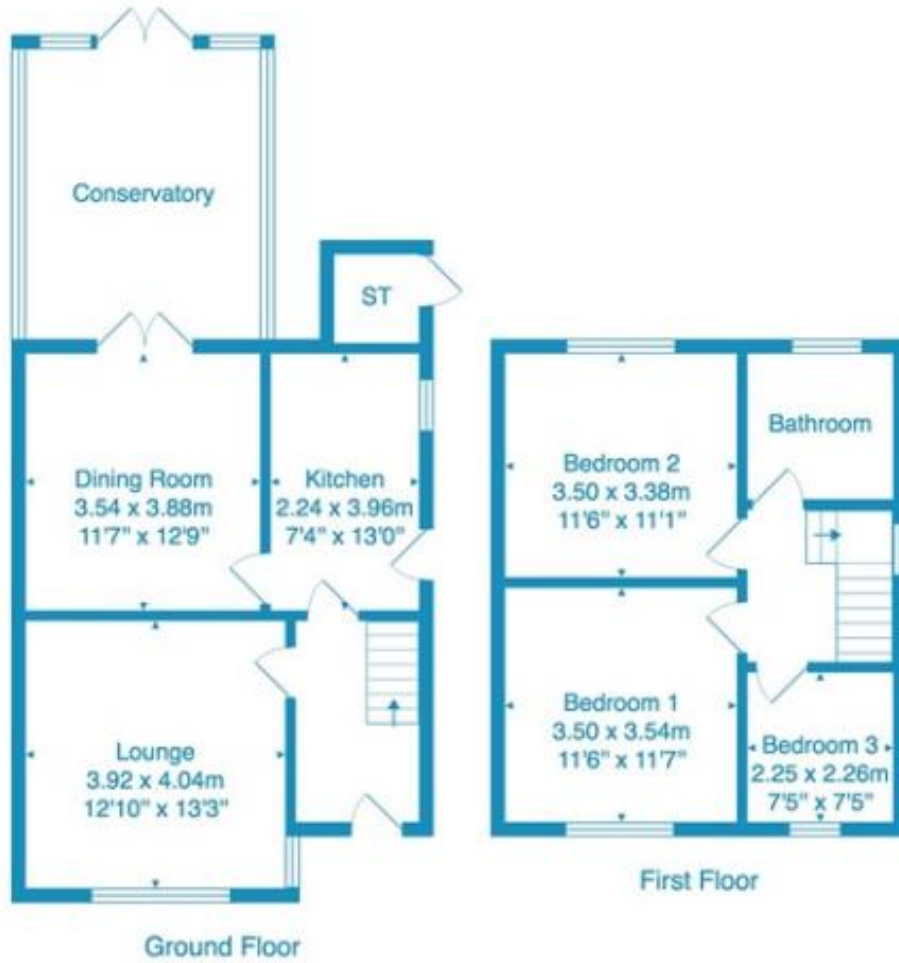
#### BATHROOM

A white four piece suite comprising panelled bath with shower over. Hand basin vanity unit, step in shower cubicle and low level w.c. Tiled walls and tiled floor. Double glazed window to the rear elevation. Heated towel rail.

### OUTSIDE

To the front of the property is a gravelled driveway for several cars. Hedged and fenced boundaries. The rear of the property is mostly laid to lawn with a patio and garden shed. There are flower, tree and shrub borders, planted border boundaries and a fenced boundary. There is also an outside tap and a gated driveway to the side with a brick outbuilding with light and power.





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 <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92-100) <b>A</b>			(92-100) <b>A</b>
(81-91) <b>B</b>			(81-91) <b>B</b>
(69-80) <b>C</b>			(69-80) <b>C</b>
(55-68) <b>D</b>			(55-68) <b>D</b>
(39-54) <b>E</b>	55	57	(54-55) <b>E</b>
(21-38) <b>F</b>			(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>
			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 (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.

**Additional Information**

**AGENTS NOTE:** Please note these images were taken before the existing tenants occupied the property.

**AGENTS NOTES:**

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