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LINLEY &
SIMPSON



CARRHOLM DRIVE, CHAPEL ALLERTON, LEEDS, LS7 2NJ

****OPEN HOUSE - SATURDAY 28TH APRIL BETWEEN 11:00 - 13:00 - PLEASE CALL TO CONFIRM YOUR APPOINTMENT**** Charming three bedroom traditional 1930's semi-detached, boasting a generous enclosed rear garden, located within a sought after position.

Asking Price £240,000



www.linleyandsimpson.co.uk

The accommodation comprises: Entrance hallway, living room with stripped wooden flooring, open plan dining room with modern fitted kitchen enjoying views over the mature garden, French doors providing access into the rear garden. To the first floor there are three bedrooms and a house bathroom with shower over the bath and separate WC. The property further benefits from gardens to front and rear, driveway parking and a detached garage. 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.

GROUND FLOOR

ENTRANCE HALL

Attractive stained glass entrance door, stripped wood flooring and staircase leading to first floor landing.

LOUNGE 11'7" x 10'9" (3.53 x 3.28)

UPVC double glazed windows, stripped wood flooring, fitted shelving, picture rail, marble hearth with tiled inset and living flame effect gas fire, telephone point, television point and central heating radiator.

DINING KITCHEN

Fitted wall and base units with work surfaces over, one and half bowl sink unit, built in electric oven and gas hob with extractor hood over, space for washing machine, built in dishwasher, tiled walls, tiled flooring, double glazed window to rear, double glazed door to rear, laminate flooring, dining area and gas fire with tiled hearth and surround.

FIRST FLOOR

LANDING

Access to roof space, double glazed window to side and access to first floor rooms.

BEDROOM ONE 11'7" x 11'0" (3.53 x 3.53)

Double glazed window to front, character fireplace with tiled hearth and surround, picture rail and central heating radiator.

BEDROOM TWO 10'9" x 10'0" (3.28 x 3.05)

Double glazed window to rear, small cupboard, fitted wardrobes and central heating radiator.

BEDROOM THREE 6'6" x 5'9" (1.98 x 1.75)

Double glazed window to front and central heating radiator.

BATHROOM

White three piece suite comprising panelled bath with shower over, pedestal hand wash basin, tiled walls, double glazed window to rear, combination boiler in cupboard and central heating radiator.

SEPARATE WC

Low level WC.

OUTSIDE

FRONT GARDEN

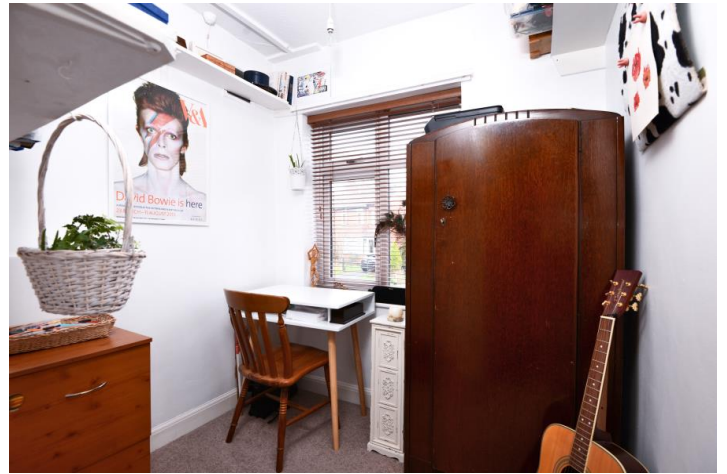
Driveway providing off road parking, wood chipped area, hedged border and hedged boundaries.

REAR GARDEN

Large tiered garden laid mainly to lawn with patio, planted borders and hedged boundaries.

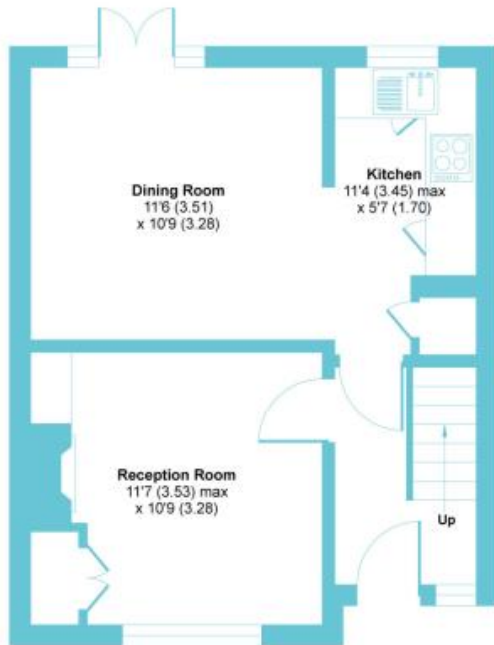
GARAGE

Detached single garage.



Carrholm Drive, Leeds, LS7

APPROX. GROSS INTERNAL FLOOR AREA 754 SQ FT 70 SQ METRES.



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		Current	Potential	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	
		58	84			54	84

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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