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## **POTTERNEWTON LANE, CHAPEL ALLERTON, LEEDS, LS7 3LW**

This spacious three bedroom mid terraced home has an abundance of period features including original windows, beautiful entrance door, high ceilings and feature fireplaces. Viewing highly recommended!

**Guide Price £245,000**

The accommodation comprises to the ground floor: entrance hallway leading into the two spacious reception rooms, access to cellar, kitchen featuring integrated electric oven, gas hob, extractor hood, fridge, freezer and dishwasher. To the lower ground floor: there is plumbing for a washing machine and plenty of useful storage space, external access to the rear courtyard. The first floor landing has a built in storage cupboard and leads into a master bedroom boasting a feature fireplace to front elevation, good sized bedroom two to rear elevation and bedroom three to the front elevation, along with a wet room/wc. Externally the property benefits from cottage style gardens to front and rear, with south-facing aspect to rear and being fully enclosed with external access into the cellar and gate access to rear. Viewing highly recommended to appreciate the potential. The vibrant 'village' of Chapel Allerton offers extensive local amenities including a range of cosmopolitan restaurants and cafe bars, supermarkets, banks and various other specialist shops. Further shopping amenities are available at Moortown Corner where there is a Marks & Spencer food outlet, Street Lane and Oakwood Parade where there are a variety of restaurants, cafes, shops and designer boutiques. Leisure facilities, including a swimming pool are available at Scott Hall Sports Centre, with additional amenities at Chapel Allerton Tennis and Squash Club. 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, Harrogate, York and Wetherby.

## **ACCOMMODATION**

### **GROUND FLOOR**

#### **ENTRANCE HALL**

With an original entrance door and original windows to the front above the door. Access to both reception rooms, kitchen and cellar. Radiator, telephone point and a staircase to the first floor.

#### **SITTING ROOM 16'09" x 12'01" (5.11 x 3.68m)**

With a bay window to the front. Wood effect fireplace with a marble inset and hearth and electric fire. Television point and radiator.

#### **DINING ROOM 14'09" x 9'07" (4.50 x 2.92m)**

With a window to the rear. Wood effect fireplace, tiled inset and hearth and living flame effect gas fire. Television point and radiator.

#### **BREAKFAST KITCHEN 11'09" x 8" (3.58 x 2.44m)**

Fitted with base and wall units and work surfaces over. 1.5 bowl sink unit and single drainer sink. Built in electric oven, gas hob and extractor hood over. Integrated fridge, freezer and dishwasher. Tiled walls. Window to the rear and a door to the rear.

#### **CELLAR**

With plumbing for a washing machine. External access to the rear courtyard and combination boiler.

### **FIRST FLOOR LANDING**

With access to all rooms. Built in storage cupboard and combination boiler.

#### **BEDROOM ONE 13'09" x 11'07" (4.19 x 3.53m)**

With a window to the front. Feature fireplace and radiator. Television and telephone point.

#### **BEDROOM TWO 15'01" x 9'07" (4.60 x 2.92)**

With a window to the rear. Television point and radiator.

#### **BEDROOM THREE 10' x 6'01" (3.05 x 1.85m)**

With a window to the front and radiator.

#### **WETROOM**

With a built in storage cupboard. Hand basin, low level W.C. Two windows to the rear. Extractor fan and radiator.

### **OUTSIDE**

#### **FRONT GARDEN**

With a lawned and gravelled area. Planted borders and a gate to the front. Walled and fenced boundaries.

#### **REAR GARDEN**

With access to the cellar. Paved area with hedged, fenced and walled boundaries. Gate access to the rear.





# Potternewton Lane, Leeds, LS7

APPROX. GROSS INTERNAL FLOOR AREA 1622 SQ FT 150.7 SQ METRES



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 <sub>2</sub> ) Rating		
	Current	Potential		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>		85	(81-91) <b>B</b>		82
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>	66		(55-68) <b>D</b>	58	
(39-54) <b>E</b>			(39-54) <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		
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 (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.

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