



METHLEY MOUNT,  
CHAPEL ALLERTON,  
LEEDS, LS7 3NG

£250,000

3 Bedroom House

EPC Rating: E

LINLEY &  
SIMPSON

Not to be missed is this superb property unexpectedly re-offered to the market. Ready for immediate occupation, and situated in the sought-after location of Chapel Allerton.

Linley & Simpson offer a beautifully presented terraced house which has been tastefully modernised whilst maintaining character features and charm. The property benefits from its fantastic location within easy reach of the shops, bars and restaurants of Chapel Allerton, a popular local primary school and excellent transport links to the city centre.

The accommodation is over four floors and briefly comprises: Entrance hallway with cloakroom/WC; spacious living room with bay window; staircase to lower ground floor and first floor. The breakfast kitchen is located on the lower ground floor, with large window and a second external door. On the first floor is a large double bedroom and a modern fitted bathroom. Bedrooms two and three are located on the second floor. The property benefits from gas central heating.

Externally the property has a small well maintained front garden with steps up to the main entrance and steps down to the second entrance. The accommodation in further detail comprises:

## **GROUND FLOOR**

### **ENTRANCE HALL**

Wooden entrance door, exposed floorboards, staircase to lower ground floor and staircase to first floor. Second entrance door on lower ground floor.

### **CLOAKROOM/WC**

Window to front and comprising low level WC, hand basin set on top of the cistern.

### **LIVING ROOM**

Original stained glass bay window to front, fireplace with original tiles housing coal effect gas fire, exposed floorboards, picture rail, TV, telephone points and central heating radiator.

## **LOWER GROUND FLOOR**

### **BREAKFAST KITCHEN**

Fitted with a range of white wall and base units with granite effect work surfaces over, 1.5 bowl sink unit, built-in double electric oven with gas hob and extractor hood, integrated dishwasher, space for fridge freezer, space for washing machine, part tiled walls and slate tiled floor, two central heating radiators and window to front. Walk-in cupboard and cupboard on stairs.

## **FIRST FLOOR**

### **BEDROOM ONE**

Sash window to front, original fireplace, picture rail and central heating radiator.

### **BATHROOM**

White 3 piece suite comprising 'L' shaped bath with shower over, pedestal wash hand basin and low level WC. Part tiled walls, exposed floorboards, central heating radiator and window to front.

## **SECOND FLOOR**

### **BEDROOM TWO**

Double glazed window to front, central heating radiator.

### **BEDROOM THREE**

Double glazed window to front, central heating radiator.

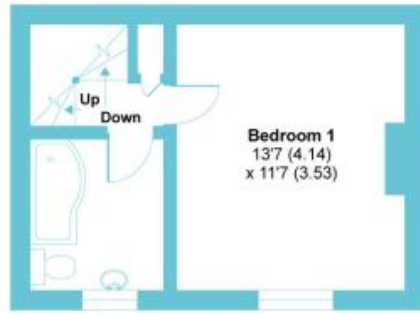
## **OUTSIDE**

Externally the property has a small well maintained front garden with steps up to the front door and steps down to the second entrance. Lockable understairs storage cupboard.



# Methley Mount, Leeds, LS7

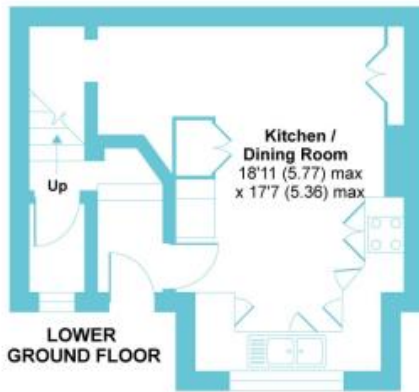
APPROX. GROSS INTERNAL FLOOR AREA 1022 SQ FT 94.9 SQ METRES (EXCLUDES RESTRICTED HEAD HEIGHT)



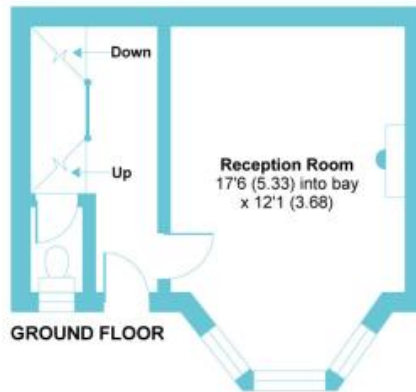
FIRST FLOOR



SECOND FLOOR



LOWER GROUND FLOOR



GROUND FLOOR



Denotes restricted head height

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	
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>			(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
		79	
	46		74
			38
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC		<b>England, Scotland &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.

## AGENTS NOTES:

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