



CORNERSTONE

# Spring Lodge, Chapel Allerton, Leeds, LS7 2HA



3 x  | 4 x  | 3 x  | 1 x  | C  EPC

A black slate sign with white text "Spring Lodge" is mounted on a brick wall. The sign is rectangular and has two black circular fasteners on its left and right sides. The brick wall is composed of reddish-brown bricks with light-colored mortar. The text is in a serif font, with "Spring" on the top line and "Lodge" on the bottom line.

Spring  
Lodge



£550,000

Cornerstone are delighted to offer for sale Spring Lodge which is a one of a kind and unique detached property located in the popular suburb of Chapel Allerton.

This fantastic and spacious property was built in 2012. It offers flexible accommodation with a either a three or four bedroom configuration. The property comprises an entrance hall, grand sitting room, dining room/fourth bedroom, an impressive open plan kitchen diner incorporating a garden room with bi-fold doors that lead out into the rear garden, a utility room and a ground floor wet room with W.C.

The first floor boasts two large bedrooms with en suites and a further double bedroom with a walk in wardrobe/dressing room with a study area and a family bathroom.

Externally the front boundary comprises a brick wall with metal railings along with a commanding metal gate for entry. A large block paved driveway offers plenty of parking and a detached garage exists with an electric door. The rear garden benefits from a patio with direct access into the open plan kitchen diner and garden room. A raised lawn with a number of borders exist and the rear garden has a south east aspect perfect for sitting out in the warmer months.

The property's location is extremely desirable, It has many amenities on its doorstep. It is conveniently positioned for easy access to Chapel Allerton & Meanwood. It is walking distance to the Beck & Call, Culto Italian kitchen and a Sainsbury's local. The property is also surrounded by a number of well-regarded local schools.

To conclude a spacious and unique property that will make the perfect family home.

#### **Porch & Entrance Hall**

A spacious entrance hall that is accessed via a porch. The hall has a stylish herringbone floor, it leads to the grand sitting room, dining room/fourth bedroom, wet room with W.C., the open plan kitchen diner with garden room and the staircase to the first floor landing.

#### **Open Plan Kitchen Diner & Garden Room**

This is an impressive space is perfect for entertaining or enjoying your time with family or friends. The kitchen comprises ample cupboard space, an island and the worktops are granite. The kitchen utilities comprises two inset sinks with a mixer tap above, an integrated dish washer is also present. The kitchen island benefits from a five ring gas hob with a large extractor above and a below worktop wine fridge. Two integrated ovens with warming drawers, integrated tall fridge and an integrated tall freezer exist. A brick feature wall with stunning statement gas fire is present in the dining area. This open plan space has under floor heating. A garden room with bi-fold doors leads out into the rear garden, this space is currently used as a gym area.

#### **Utility Room**

Accessed from the open plan kitchen diner. The utility room comprises a number of cupboards finished in a matt grey. Space for a washer and tumble dryer exist. The utility room has plenty of worktop space. A uPVC door leading out to the side of the property. A newly fitted boiler is located in the utility room.

### Sitting Room

A commanding and neutrally decorated sitting room with a large brick fire place with a timber mantel above. A huge double glazed bay window looks out to the front elevation over the block paved driveway.

### Dining Room/ Fourth Bedroom

The dining room is neutrally decorated with a papered feature wall and an electric fire with a wood surround. A double glazed window looks out to the front of the property. This room could also be used as a fourth bedroom.

### Ground Floor Wet Room/W.C.

A tiled wet room with a rain fall shower head, a wall mounted wash basin, toilet and a chrome towel radiator.

### Landing

The landing leads to two double bedrooms with en suites, a large third double bedroom with a walk in wardrobe/dressing room/ study and the family bathroom.

### Principal Bedroom

A spacious and neutrally decorated double bedroom with three large skylight windows and integrated wardrobes. This bedroom has an en suite.

### Principal Bedroom En Suite

A large en suite bathroom that is tiled. It comprises a walk in shower, twin inset wash basins, a toilet with ample vanity storage to both sides and a chrome towel radiator. A large skylight window is present.

### Double Bedroom Two

A commanding double bedroom with fitted drawers and wardrobes. This bedroom is neutrally decorated and has its own en suite.

### Double Bedroom Two En Suite

A tiled en suite with a large shower cubicle with a rain dance shower above, a second flexible shower hose and body jets. A wall mounted wash basin and a toilet exist. A frosted double glazed window allows light in.

### Double Bedroom Three

Again a commanding and neutrally decorated bedroom. This bedroom has two skylight windows and a walk in wardrobe/dressing room/study area.

### Family Bathroom

The family bathroom is tiled comprising a bath with flexible shower hose, pedestal wash basin, toilet and a chrome towel radiator. A frosted double glazed window and inset spot lights exist.

### The Grounds

Spring Lodge benefits from a gated entrance and a brick wall with metal railings to the front boundary. A large block paved driveway offers plenty of parking. The driveway leads down the side of the property to main entrance door, rear garden and detached garage. The detached garage has an electric door for an entry. The rear garden has a south east aspect perfect for sitting out in the warmer months. The rear garden comprises a patio that has access into the open plan living area through bi-fold doors and a raised lawn with a number of mature borders exists. A path leads down the side of the property past the utility room door and back to the driveway at the front.

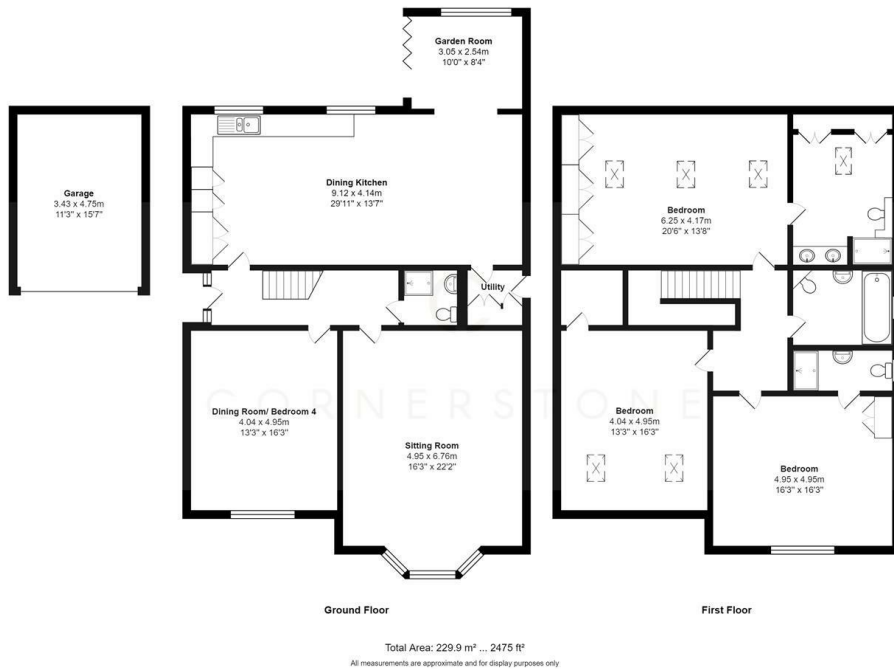
### Important Information

TENURE - FREEHOLD.

Council Tax Band E.

1. Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 - Purchasers will be asked to produce original or certified identification and evidence of address documentation. We carry out an electronic anti-money laundering checks on all buyers. We use a risk-based approach to determine the level of detail we apply when looking at each individual purchaser. Therefore, we may require additional documentation or information. If you





conclude a sale subject to contract, you understand we shall carry out electronic anti-laundering checks. This is not a credit check and will not affect your credit file but may show on your credit search file.

2. We endeavour to make our particulars accurate and reliable. However, they are only a general guide to the property and if there is any aspect of our particulars which is of importance to you, please contact the office and we will be happy to check where we reasonably can.

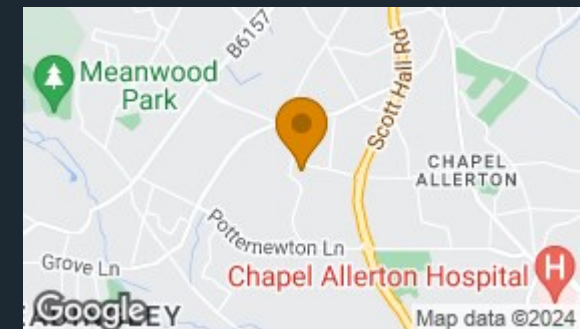
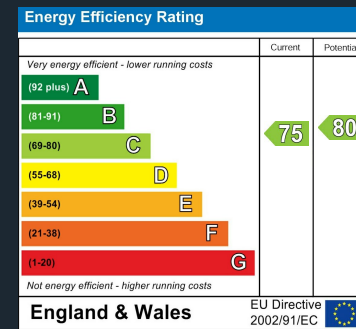
3. Measurements: These approximate room sizes are only intended as general guidance.

4. Services: Please note we have not tested the services or any of the equipment or appliances in this property.

5. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract, the matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Yorkshire's Finest Leeds Limited T/A Cornerstone Estate Agents nor any of its employees or agents has any authority to make or give any representation or warranty about this property.

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