



CORNERSTONE

# 61 Northbrook Street, Chapel Allerton, Leeds, LS7 4QH



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# 61 Northbrook Street

## Guide Price £380,000

First viewings: Saturday 20th September 2025, by appointment only.

Offering generous proportions throughout, the standout feature is an impressive open-plan kitchen diner that seamlessly flows into a stunning garden room with underfloor heating and bi-fold doors that open directly onto a private, landscaped garden.

Unbeatable location, perfectly positioned between the leafy Gledhow Valley Allotments to the rear and the green open spaces of Chapel Allerton Park, this home enjoys a truly unique setting. Just a short stroll places you at the heart of Chapel Allerton, a thriving neighbourhood renowned for its vibrant community spirit. Here you'll discover artisan cafés, independent shops, buzzing bars, and acclaimed restaurants. Everyday essentials are easily within reach, with Aldi close by, a Marks & Spencer Food Hall in Moortown, and Waitrose in Meanwood. When needed, Leeds City Centre is only a quick and convenient commute away.

Step inside, the ground floor begins with a welcoming sitting room, brimming with character and centred around a charming gas fireplace. From here, the home flows into the spacious open-plan kitchen diner, enhanced by sleek granite worktops and an abundance of natural light from Velux windows and the bi-fold doors that feature in the garden room. The kitchen diner extends effortlessly into the garden room, creating a bright and versatile space. From the kitchen diner, a cellar can also be accessed, currently plumbed and offering excellent potential for your utility needs and storage.

On the first floor, a generous landing leads to a spacious double bedroom, a well-proportioned second bedroom that overlooks the Allotments, and a house bathroom.

A second staircase rises to the converted attic, where a third double bedroom provides a wonderful retreat, perfect as a main bedroom or guest space. This bedroom has plenty of fitted wardrobes and a great view over the Allotments.

Outdoor living, the rear garden is a delightful sanctuary — perfect for entertaining with summer barbecues, enjoying morning coffee, or unwinding with evening drinks. The seamless transition from inside to out makes alfresco dining effortless.

In summary, Northbrook Street offers the rare combination of character, comfort, and an enviable location in one of North Leeds' most desirable postcodes. With its stylish interiors, extended living space, and outstanding position, this home is certain to impress. Viewing is strongly advised.

### Sitting Room

You enter the property through a beautiful yellow timber door with a stained glass fan light above. The sitting room boasts a fireplace with a gas fire, a high ceiling and an exposed timber floor. A timber door leads into a hall. The hall leads into the open-plan kitchen-diner, and also gives access to the first floor via a staircase.

### Kitchen Diner

A beautiful open plan kitchen diner again boasting a high ceiling and an amazing, what we believe to be an original quarry tiled floor. The kitchen is finished in a shaker style with Granite worktops and tiled splashbacks. The kitchen utilities comprise a stainless steel sink with a drainer, an integrated dishwasher, an integrated fridge, and space for a freestanding oven with an extractor hood above. A timber door from the kitchen diner opens onto a sizeable landing offering further storage, and stone steps lead down into the cellar.

### Utility Cellar

A good-sized cellar with power and a stone floor. The cellar has a utility area with a sink that has space for a plumbed-in washing machine. The current occupants keep a further fridge and freezer in the cellar. The property's gas boiler is also found in the cellar. There is plenty of space for storage, along with a double-glazed window allowing natural light to flow in.

### Garden Room

A neutrally decorated garden room with a lovely engineered Oak floor that has electric underfloor heating. The garden room has a high-pitched ceiling with two Velux windows and bi-fold doors that open into the rear garden.

### Landing

A neutrally decorated landing that leads to a double bedroom, bedroom two, the bathroom and a second staircase to the second floor bedroom.

### Double Bedroom

A spacious, neutrally decorated double bedroom with a high ceiling and double-glazed window to the front elevation. A fitted cupboard/wardrobe also exists.

### Bedroom

Bedroom two, located on the first floor, is predominantly neutrally decorated with a painted feature wall. Again, a high ceiling is present, and a double-glazed window offers a brilliant view out over the Allotments to the rear.

### Bathroom

A partially tiled bathroom suite that comprises a bath with an electric shower, a wash basin inset into a large vanity unit offering plenty of storage. A toilet and a radiator exist. A frosted double-glazed window allows natural light in.

### Third Bedroom

Situated on the second floor, this fantastic neutrally decorated attic conversion has fitted wardrobes and a large double-glazed dormer window with a brilliant, elevated, far-reaching view over the Gledhow Valley Allotments.

### Rear Garden

A lovely garden that is laid predominantly in Indian stone with raised planted borders that surround and feature a number of fruit trees. A timber gate at the rear of the garden leads out onto a small path. This garden is truly amazing as it flows seamlessly into the property with its large bi-fold doors. This garden is truly perfect for entertaining or just relaxing after a hard day's work, with its water feature adding tranquillity to this space.

### Important Information

Tenure - Freehold.

Council tax band B with an improvement indicator.

1. In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended), estate agents are legally required to verify the identity of their applicants and understand the source of any funds used in a property transaction. As part of our due diligence process, all purchasers and individuals providing funds (including giftors) will be required to provide: Proof of identity, Proof of address and Evidence of the source of funds. We carry out electronic anti-money laundering (AML) checks on all buyers and giftors. A non-refundable fee of £36.00 (including VAT) will be charged per individual to cover the cost of these checks. We apply a risk-based approach in line with regulatory requirements. This means the level of information and documentation we request may vary. In some cases, additional evidence may be required to meet our obligations under the regulations. All requested





Total Area: 109.2 m<sup>2</sup> ... 1176 ft<sup>2</sup>  
 All measurements are approximate and for display purposes only

documentation must be provided in full for us to proceed with the transaction. Failure to comply may result in delays or the inability to continue with the process. Please note: Where we have knowledge or suspicion that a transaction involves criminal property or money laundering, we are legally required to make a report to the National Crime Agency (NCA).

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.

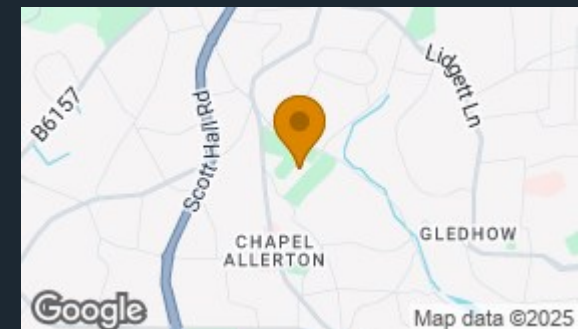
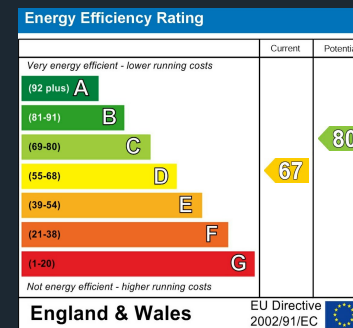
3. Measurements: These approximate room sizes are only intended as general guidance.

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

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