



Red Hall Chase | Whinmoor | LS14 1NR

£155,000

Three Bedroom End Terrace House | Council Tax Band A | EPC Rating D

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MUST BE VIEWED TO APPRECIATE THE SIZE AND STANDARD OF ACCOMMODATION ON OFFER * SOLD WITH NO CHAIN - BEAUTIFULLY PRESENTED AND MAINTAINED

This THREE bedroom end terrace will surely appeal to any discerning buyer. Sitting on a generous end plot with wrap around gardens enjoying a high degree of privacy. The property is beautifully presented throughout and offers a well proportioned rooms both upstairs and downstairs. Ideal for first time buyers!!

The accommodation briefly comprises to the ground floor; - entrance hall, living room, dining room and kitchen to the ground floor. To the second floor there are three bedrooms and a bathroom with separate shower. To the outside there are enclosed gardens on three sides with patios, decking and storage sheds.

This location is ideal for commuters to LEEDS, WETHERBY OR YORK with easy access to the A58, A64, and the new East Leeds Orbital Road and A6120 Leeds Ring Road. Local shops and amenities are a short distance away in the Tesco shopping centre and a little further afield are the amenities and railway station at Crossgates.

*** Call now to arrange your viewing!***

Ground Floor

Entrance Hall

Entry is through a hardwood door to a welcoming hallway laid with wood grain effect laminate flooring which continues into the living area. Providing a central heating and recessed area ideal for coats and shoes. A staircase rises to the first floor.

Living Room 4.04m x 3.43m (13'3" x 11'3")

Natural light floods in through the French windows which provide a lovely view across the front garden. This spacious lounge provides a tv point for a wall mounted t.v, a central heating radiator and the wood effect flooring continues from the hallway.

Dining Room 2.84m x 3.43m (9'4" x 11'3")

The dining room provides ample space for a family sized dining table and chairs and is laid with slate effect tiles.

French doors open to the patio and rear garden beyond. Central heating radiator. Open to the;-

Kitchen 4.47m x 2.29m (14'8" x 7'6")

The modern galley style kitchen is fitted with white wall and base units with solid wood work tops over. Cooking appliances include an eye level electric oven and a stainless steel gas hob with a chimney style extractor hood over. Further space is available to accommodate a large fridge freezer, washing machine and dishwasher. A sink sits under a window overlooking the rear and there are two built in cupboards providing useful additional storage.

First Floor

Landing

Access to all first floor bedrooms and the house bathroom.

Bedroom 1 2.92m x 3.25m (9'7" x 10'8")

A double bedroom with a central heating radiator and a double-glazed window overlooking the front.

Bedroom 2 3.96m x 2.54m (13'0" x 8'4")

A second double bedroom providing fitted wardrobes to one wall with sliding mirrored doors. Central heating radiator and a double-glazed window overlooking the front.

Bedroom 3 2.92m x 2.49m (9'7" x 8'2")

A single 'L' shaped bedroom with a central heating radiator and a double-glazed window overlooking the front.

Bathroom

The house bathroom is fitted with a white four piece suite which comprises; a panelled bath, a pedestal hand wash basin, a low flush w.c and separate walk in shower enclosure. A built in cupboard houses the central heating boiler and provides useful storage.

Exterior

The house sits on a generous end plot and offers a wrap around garden to three sides and so enjoys a great deal of sunshine and a high degree of privacy. The front garden is paved with a storage shed, boundary fence and high gate. A fenced off and gated lawned area is ideal for pets or children. The garden continues to the side with a large flat

lawn to the rear of the property where you will find a sizeable decked seating area, Indian stone laid patio and a further storage shed. Street parking is available at the end of the passage way which leads to the property.

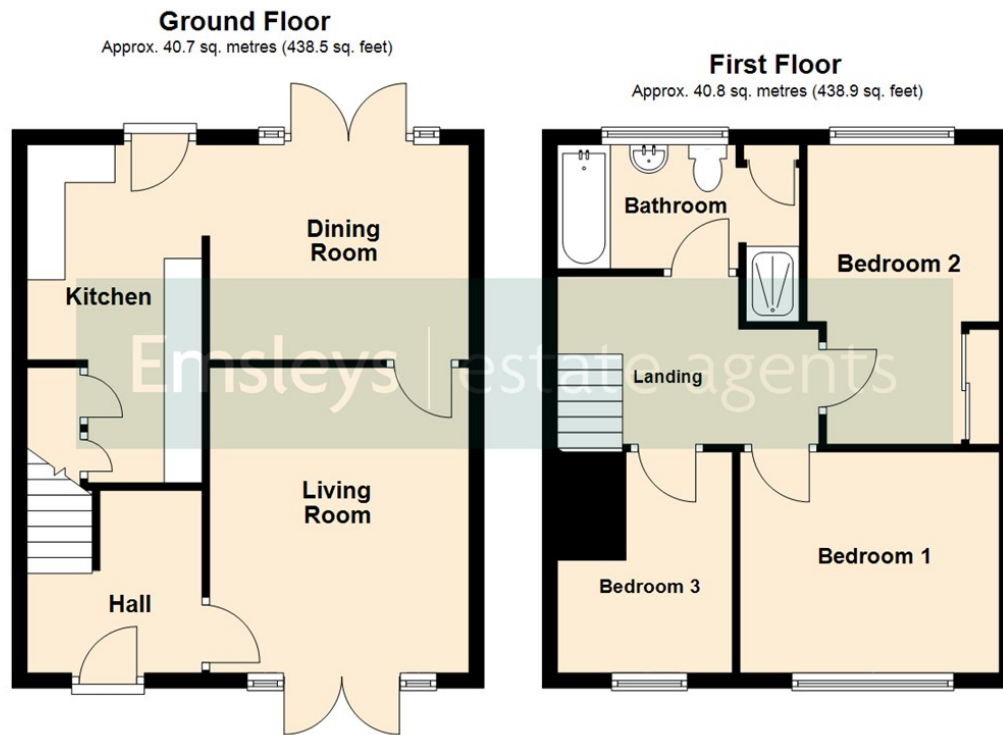
Directions

Leaving our Crossgates office on Austhorpe Road turn right and at the traffic lights proceeding towards the roundabout taking the third exit onto the Ring Road. Continue over the next two roundabouts and at the traffic lights turn right onto the Coal Road. Proceed on the Coal Road until through the traffic lights and turn left into Redhall Chase, continue along where the property can be located at the end of a passage way on the left.

Agents Note

This property is classed as a 5M non standard construction. Please advise your mortgage provider before submitting your application.





Total area: approx. 81.5 sq. metres (877.4 sq. feet)

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.



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