



7 Chancel Square, Leeds
£220,000

NO CHAIN – Ideal first time buy/investment - Set within this delightful, leafy courtyard development this property enjoys a peaceful position, yet is just a few minutes walk to the Meanwood amenities. The property has a gas central heating system and double glazing. Briefly comprising: Entrance hall, spacious living room with dining area opening onto private rear garden, modern fitted kitchen with contemporary built in appliances, guest wc. To the first floor is the master bedroom with built in wardrobes, bedroom two which is also double bedroom enjoys views over the courtyard, house bathroom with shower above. There is a fully enclosed lawned rear garden. To the front of the property is a maintained delightful courtyard with raised flower beds laid in Yorkshire stone with a feature centrally positioned sundial. A spacious stone archway leads to the car parking spaces. To the rear the property is a very private fully enclosed garden with lawned area. There is a designated parking space with this house as well as ample visitor parking.

AREA GUIDE

Located in a small enclave of houses within this concealed courtyard of a handful of homes on the Woodlea development, this is a wonderful location. Just a few minutes walking distance to Meanwood which is very desirable to young professionals who still wish to be able to walk to the local bars & restaurants at the weekend. Being ideally located within a short walking distance to Waitrose, Aldi & many amenities that make Meanwood a self

contained gem. The property is right next to the woods so peaceful walks are right on the door step.

KITCHEN



LIVING ROOM





MASTER BEDROOM



SECOND BEDROOM



BATHROOM



PRIVATE REAR GARDEN



OUTSIDE COURTYARD



TENURE

LEASEHOLD - 987 years remaining
£60 per month service charge
£250 per annum ground rent

VIEWINGS

Please ring us to make an appointment. We are open from 9am to 5.30pm Monday to Friday, 9am to 4pm on Saturdays and 10am to 3pm on Sundays.

EPC

The EPC graph (shown above) has been prepared by an external company on our behalf and is a document wherein we have no responsibility

EPC RATING

BAND C

COMPANY INFO

Alan Cooke Estate Agents MW Ltd. Incorporated in England 8067460

FIXTURES AND FITTINGS

NONE OF THE SERVICES OR FITTINGS AND EQUIPMENT HAVE BEEN TESTED AND NO WARRANTIES OF ANY KIND CAN BE GIVEN, ACCORDINGLY, PROSPECTIVE PURCHASERS SHOULD BEAR THIS IN MIND WHEN FORMULATING THEIR OFFERS.

THE SELLER DOES NOT INCLUDE IN THE SALE ANY CARPETS, LIGHT FITTINGS, FLOOR COVERINGS, CURTAINS, BLINDS, FURNISHINGS, ELECTRIC/GAS APPLIANCES (WHETHER CONNECTED OR NOT) OR ANY OTHER FIXTURES AND FITTINGS UNLESS EXPRESSLY MENTIONED IN THESE PARTICULARS AS FORMING PART OF THE SALE.

FLOORPLANS

This plan is included as a service to our customers and is intended as a GUIDE TO LAYOUT only. Not to scale, and to be used for illustration purposes only

MEASUREMENTS

MEASUREMENTS: DUE TO THE VARIATIONS AND TOLERANCES IN METRIC AND IMPERIAL MEASUREMENTS. MEASUREMENTS CONTAINED IN THE PARTICULARS MUST NOT BE RELIED UPON FOR ORDERING CARPETS/FURNITURE ETC.THE BOUNDARIES OF THE PROPERTY HAVE NOT BEEN VERIFIED FROM A DEED PLAN; PURCHASERS ARE ADVISED TO MAKE THEIR OWN ENQUIRIES FROM THEIR OWN SOLICITOR BEFORE EXCHANGE OF CONTRACTS.

NOT VENDOR CHECKED

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