



149 Stainbeck Road, Chapel Allerton, Leeds, LS7 2NP

Chain Free £259,000

NO CHAIN - Well located within walking distance to local schools and amenities, this is a well presented two bedroom semi-detached bungalow ideal for mature buyers and small families.

Fully uPVC double glazed windows, gas central heating system.

Accommodation includes hallway with storage, lounge, fitted kitchen, two bedrooms, built in wardrobes to the master bedroom, white bathroom suite. Lawned and stocked gardens to the front and rear, long driveway to detached garage.

The property is conveniently located on Stainbeck Road, ideal for accessing both Chapel Allerton and Meanwood and is walking distance to Carr Manor schools, local shops, restaurants and supermarkets and offers great transport links to Leeds city centre.

GROUND FLOOR

uPVC double glazed door into

HALLWAY

Central heating radiator, wood effect laminate flooring, store cupboard (can be used to house a fridge/freezer)

LOUNGE

17'4" into bay x 11'9" (5.3 into bay x 3.6)



uPVC double glazed curved bay window to the front, feature fireplace with living-flame gas fire, three central heating radiators, wood effect laminate flooring

KITCHEN

8'6" x 8'10" (2.6 x 2.7)



Range of fitted units with corresponding work tops, stainless steel sink with mixer tap and drainer, plumbed for gas oven, cupboard housing gas-fired water and central heating boiler, uPVC double glazed window and door leading out to the driveway

BEDROOM 1

11'9" x 11'9" (3.6 x 3.6)



uPVC double glazed window to the rear, built in open wardrobes, central heating radiator, wood effect laminate flooring

BEDROOM 2

11'9" x 7'2" (3.6 x 2.2)



Wood effect laminate flooring, central heating radiator, uPVC double glazed window



BATHROOM

9'6" max x 5'2" max (2.9 max x 1.6 max)



White suite of panelled bath with wall shower and shower screen, low WC, pedestal wash basin, ceramic tiled walls, uPVC double glazed window, heated towel rail

OUTSIDE



Low wall to long driveway leading to detached garage, lawned and stocked garden to the front, lawned and stocked enclosed garden to the rear

TENURE

Freehold

COUNCIL TAX

Band C

HOW TO GET THERE

Stainbeck Road runs directly off Scott Hall Road

VIEWINGS

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

GENERAL

Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is

any point which is of particular importance then let us know and we will verify it for you. These particulars do not constitute a contract or part of a contract.

FIXTURES & FITTINGS

The fixtures, fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order.

INTERNAL PHOTOGRAPHS

Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale.

MEASUREMENTS

All measurements quoted are approximate.

FLOORPLAN

The floorplan is provided for general guidance and is not to scale.

PC - 19/01/2024

Alan Cooke Estate Agents Ltd

Incorporated in England 6539351

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C	63	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Ground Floor

Approx. 57.1 sq. metres (614.8 sq. feet)

