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## 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 semidetached 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.

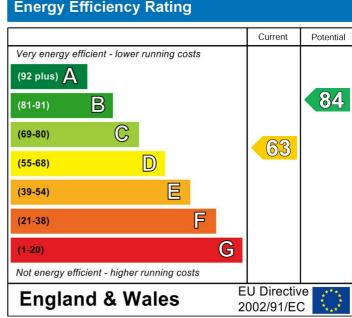
## **FLOORPLAN**

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







## **Ground Floor**

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













