



28 King George Gardens, Chapel Allerton, Leeds, LS7 4NS

£300,000

A real gem! An opportunity to purchase this delightful three bedroom end town house with a great south-facing rear aspect, conveniently nestled in Chapel Allerton.

Attractive walk-in interiors, fully uPVC double glazed throughout, gas combi central heating system, EPC rating C.

Accommodation includes reception porch, spacious lounge, fitted breakfast kitchen, utility room and rear porch. First floor landing with spacious front bedroom, two further bedrooms with long south-facing views. White bathroom suite with tub plus shower cubicle. South facing stepped rear gardens. Shared parking.

The property is well-located in Chapel Allerton, a short walk from the vibrant centre, offering a superb selection of local shops, supermarkets, bars and cafes plus great links to Leeds city centre and surrounding areas.

GROUND FLOOR

uPVC double glazed door leading into

ENTRANCE PORCH

uPVC double glazed window to the side, glazed door leading into

LOUNGE

20'0" x 13'5" (6.1m x 4.1m)



uPVC double glazed window to the front, staircase leading up to the first floor with under-stairs storage cupboard, painted wood flooring, central heating radiator

LOUNGE



BREAKFAST KITCHEN

13'9" x 9'10" (4.2m x 3.0m)



Stylish range of fitted units and polished wood work tops and under-unit lighting, ceramic 1.5 bowl sink with mixer tap and drainer, integrated dishwasher, built in double oven, electric hob with extractor above, built in fridge and freezer, central heating radiator. uPVC double glazed window with long south facing garden views

BREAKFAST KITCHEN



REAR PORCH

uPVC double glazed door leading out to the rear

UTILITY ROOM

Gas-fired combi water and central heating boiler, plumbed for washing machine, uPVC double glazed window to the side

FIRST FLOOR

LANDING

Ceiling hatch access to the loft



BEDROOM 1

12'1" x 13'5" (3.7m x 4.1m)



uPVC double glazed window to the front, polished wood floor, central heating radiator

BEDROOM 2

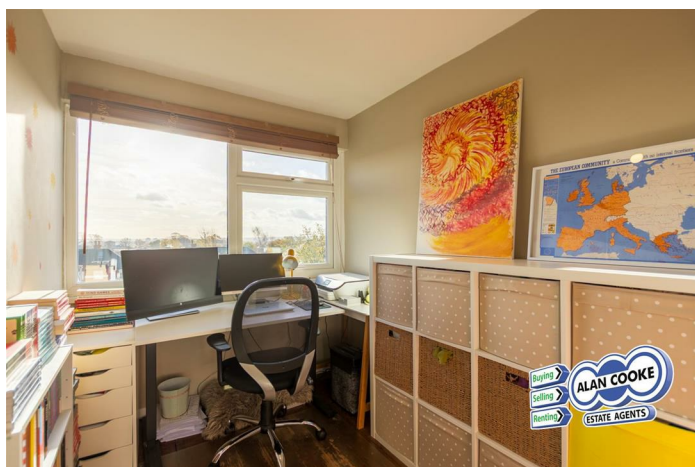
13'1" x 6'6" (4.0m x 2.0m)



uPVC double glazed window to the rear, polished wood floor, central heating radiator

BEDROOM 3

10'9" x 6'6" (3.3m x 2.0m)



uPVC double glazed window to the rear, polished wood floor, central heating radiator

BATHROOM



Modern white suite of freestanding bath tub, walk-in shower cubicle, low WC, pedestal wash basin, ceramic tiled walls, uPVC double glazed window, central heating radiator

OUTSIDE



Small stocked garden to the front, shared parking. Stepped south facing rear garden with multiple zones featuring lawns with mature apple tree and vegetable patches

OUTSIDE



OUTSIDE



OUTSIDE



TENURE

Freehold

COUNCIL TAX

Band B

HOW TO GET THERE

From Harrogate Road turn onto Woodland Lane, left onto Gledhow Lane and then right onto King George Gardens

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.

Alan Cooke Estate Agents Ltd

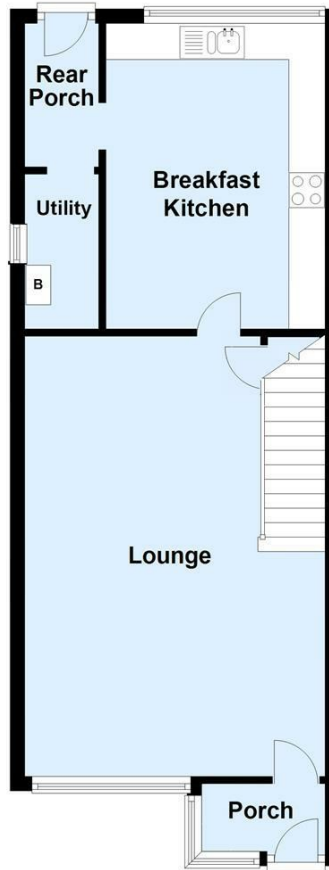
Incorporated in England 6539351

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C	70	
(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. 44.9 sq. metres (482.9 sq. feet)



First Floor

Approx. 43.9 sq. metres (473.0 sq. feet)

