



51 Roxholme Terrace, Chapel Allerton, Leeds, LS7 4JH

£280,000

Head of cul-de-sac location on the border of Chapel Allerton, a fine two-bedroom semi-detached family house is available to buy. Fully uPVC double glazed and gas combi central heating system, EPC rating D.

Accommodation includes entrance hallway, fine lounge with elevated front views, fitted breakfast kitchen, first floor landing, main bedroom with elevated south facing views of Leeds, fitted bathroom suite. Lawned and stocked gardens, driveway and covered carport.

The property is located in a convenient cul-de-sac off Harehills Lane leading to swift access into Chapel Allerton and Leeds city centre via Chapeltown Road.

GROUND FLOOR

uPVC double glazed door to the side leading into

HALLWAY

uPVC double glazed window, turned staircase leading up to the first floor, central heating radiator

LOUNGE

10'9" x 12'9" (3.3 x 3.9)



uPVC double glazed curved bay window to the front, feature fireplace around electric heater, central heating radiator

BREAKFAST KITCHEN

12'9" max x 11'1" max (3.9 max x 3.4 max)



Range of fitted units with corresponding work tops, stainless steel sink with mixer tap and drainer, plumbed for washing machine, built in oven, gas hob with extractor hood above, wood effect laminate flooring, ceramic splash back tiling. Door into

CONSERVATORY

9'2" x 6'2" (2.8 x 1.9)



uPVC double glazed windows to the side and to the rear with door leading on to the rear garden

FIRST FLOOR

LANDING

BEDROOM 1

10'9" x 12'9" (3.3 x 3.9)



uPVC double glazed bay window to the front with elevated south facing views, built in wardrobes, central heating radiator



BEDROOM 1



BEDROOM 2

7'6" x 11'5" max (2.3 x 3.5 max)



uPVC double glazed window to the side and to the rear, central heating radiator

BATHROOM



Panelled bath with wall mounted hand shower, low WC, pedestal wash basin, central heating radiator, ceramic tiled walls, uPVC double glazed window

OUTSIDE



Driveway to the front offering off-street parking, timber fronted covered carport to the side. Lawned and stocked elevated enclosed garden to the rear, shed, greenhouse

OUTSIDE



TENURE

Freehold

COUNCIL TAX

Band B

HOW TO GET THERE

From Harehills Lane turn onto Roxholme Terrace where the property is at the head of the cul-de-sac

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.

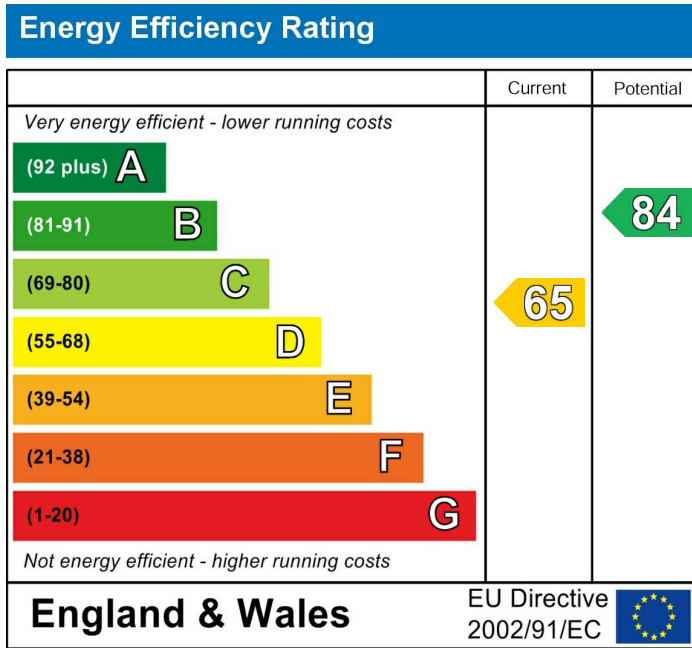
FLOORPLAN

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

PC - 06/02/20224

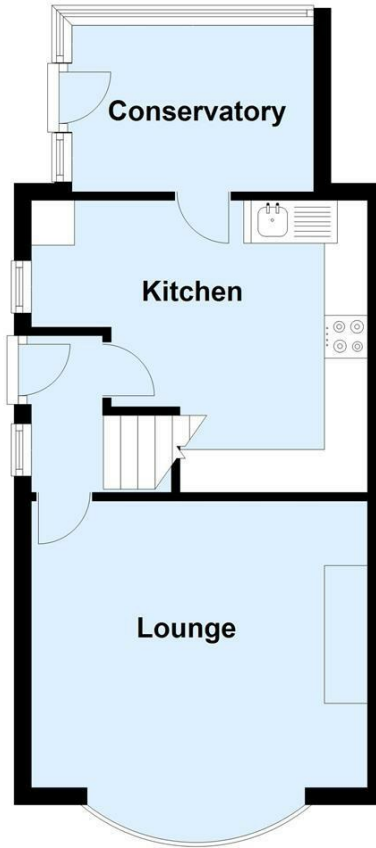
Alan Cooke Estate Agents Ltd

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Ground Floor

Approx. 32.8 sq. metres (353.2 sq. feet)



First Floor

Approx. 27.8 sq. metres (299.0 sq. feet)

