



Gledhow Lane, Chapel Allerton,
Leeds



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£300,000

- Stunning Family Home
- Three Bed Mid-Terrace
- Spacious Lounge
- Garage With Allocated Parking
- No Onward Chain
- Modern Kitchen
- Downstairs WC
- Freehold
- EPC rating D | Council Tax Band B
- South Facing Garden



Situated on a quiet, leafy street just a short walk from the shops, bars and cafes of Chapel Allerton, this beautifully presented three-bedroom mid-terrace offers modern, comfortable living with the benefit of significant recent upgrades to the fabric of the property. An attractive frontage leads into an entrance porch and a bright living room with a large window that brings in plenty of natural light. To the rear, the stylish dining kitchen features solid wood worktops and shaker-style units, along with appliances including a dishwasher, washing machine, tumble dryer and fridge freezer. A rear hallway provides access to a modern downstairs WC and the South-facing garden.

Upstairs, a generous landing with pull-down loft access leads to a boarded loft providing excellent additional storage, a spacious principal bedroom with fitted wardrobes, a second double bedroom and a versatile third bedroom, along with a contemporary bathroom. Outside, the home enjoys low-maintenance gardens, a single garage with allocated parking, and is offered with no onward chain.



Please note

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none are to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency can be given.



Recent Improvements:

The property has benefitted from an extensive programme of upgrades carried out by the current owners:

- New boiler and radiators (2016, serviced annually)
- Full rewire (2016)
- Cavity wall insulation (2016)
- New double glazing and doors (2016)
- New garage door (2019)
- New gutters (2020)
- New garage roof (2021)
- New house roof (September 2025)
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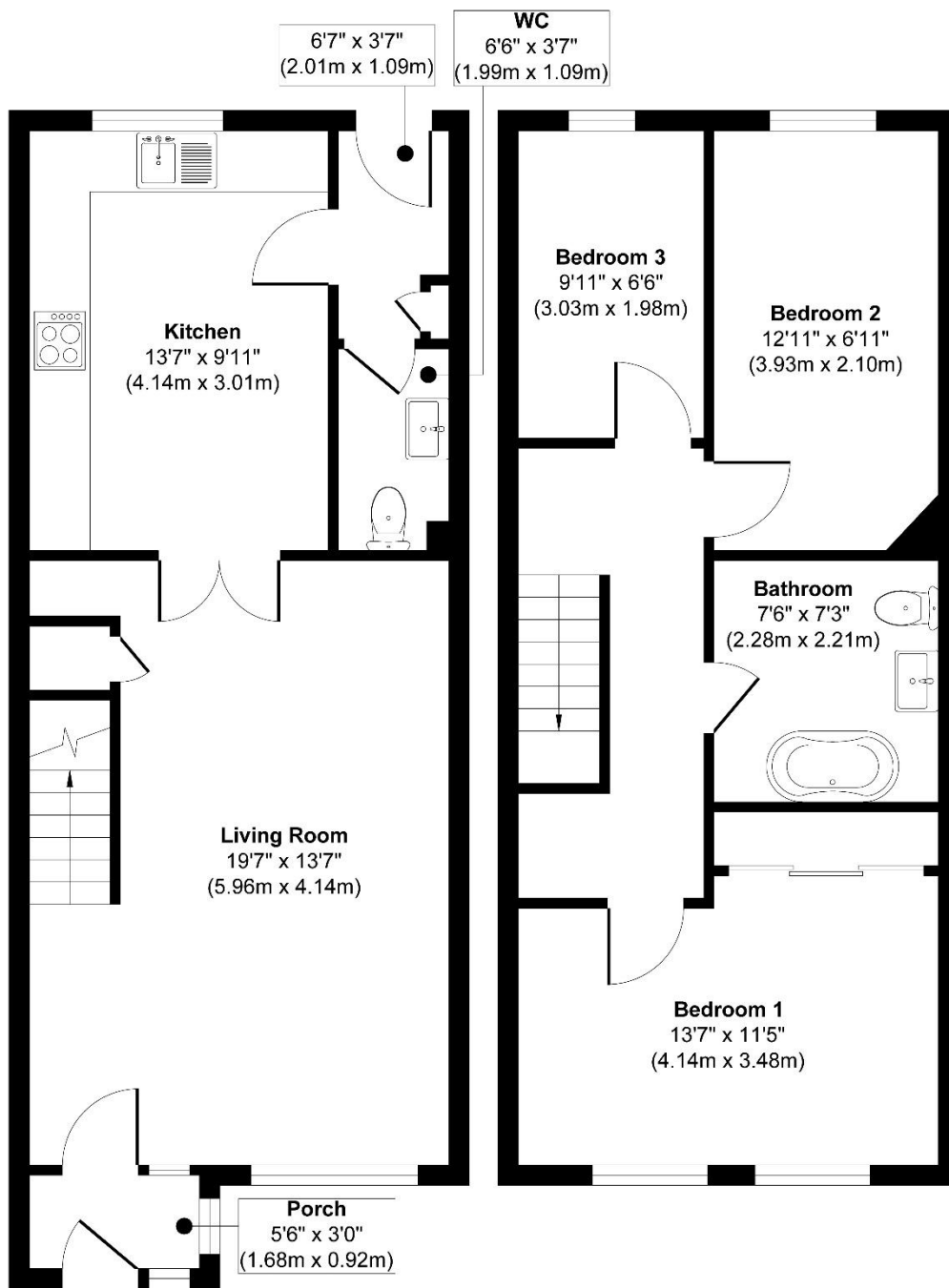
Please note: the current EPC predates these improvements.



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Ground Floor
Approximate Floor Area
472 sq. ft
(43.94 sq. m)

First Floor
Approximate Floor Area
454 sq. ft
(42.22 sq. m)

Approx. Gross Internal Floor Area 926 sq. ft / 86.16 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property