



## 25 Roxholme Terrace

Chapel Allerton, Leeds, LS7 4JH

Offers In The Region Of £289,950 Freehold





Offered to the market with the benefit of no upper chain is this spacious brick built, semi detached family home located on a popular yet quiet cul-de-sac in the Chapel Allerton area of Leeds. Boasting ready to move into accommodation set over two floors including three bedrooms, two reception rooms and generous enclosed and private gardens. Set within close proximity to Chapel Allerton Hospital, Leeds City Centre and excellent local school provision, this would be an ideal purchase for professional couples, young families or buy to let investors.

### Location

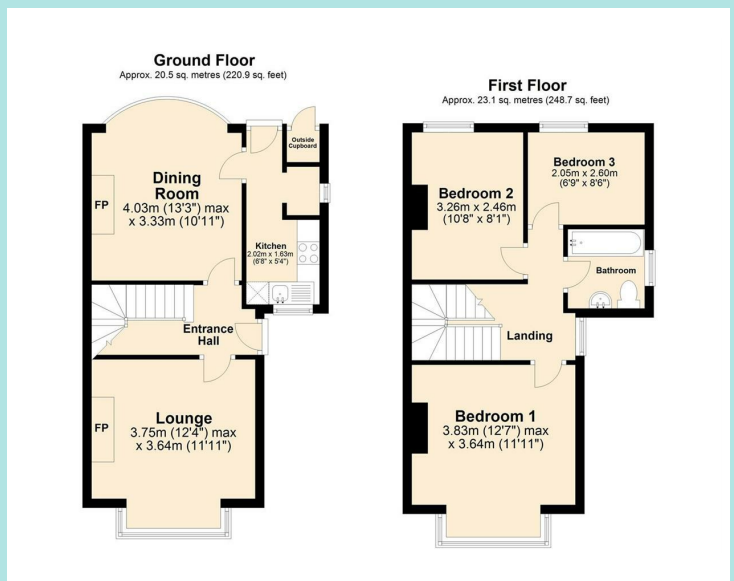
Roxholme Terrace is a quiet residential cul-de-sac situated just off Harehills Lane / B6159. With highly regarded primary and secondary schools such as Hillcrest Academy, Roundhay School and Dixons Trinity less than 1 mile away this is a fantastic location for families. Local amenities including Chapel Allerton Hospital and Potternewton Park are within close proximity. Leeds City Centre is easily accessible, with both Leeds and Burley Park railway stations being less than 2.5 miles from the property.

### Accommodation

A uPVC door opens into an attractive entrance hallway with open staircase and useful under-stairs cupboard. A spacious lounge enjoys a large square bay window to the front elevation and central fireplace with gas fire set upon a marble hearth and backplate with timber surround. To the rear of the property a second good sized reception room enjoys a curved bay window with views over the garden and coal effect gas fire. Continuing through to the kitchen with which offers a range of white, gloss finish base, wall and drawer units with contrasting worksurfaces incorporating a stainless steel sink with drainer and mixer tap, and four-ring electric hob with extractor hood above. With an integrated electric oven tiled splashback, and plumbing for a washing machine. Directly off the kitchen area is a small utility area with shelving and storage, and an external door leads out to the garden.

Continuing up to the first floor landing which has a window to the side elevation, allowing ample natural light, and useful storage cupboard. The spacious principal bedroom enjoys a large square bay window to the front elevation. Set to the rear of the property are two further bedrooms, each with a window overlooking the garden. The house bathroom benefits from a modern white suite and comprises: wash hand basin with mixer tap, low flush WC, and bath with shower over and a glass shower screen. With part tiled walls and a heated towel rail.

Externally the property enjoys generous gardens with a lawn with mature shrubs for privacy to the front. The rear garden is enclosed and generous in size, predominantly laid to lawn with mature trees and shrubs to the borders. There is a small external storage cupboard.



Council tax band: B  
 EPC rating: E  
 Ground rent: N/A  
 Service charge: N/A

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