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Potternewton Lane
Chapel Allerton, Leeds
LS7 3LW
£390,000

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0113 246 4860

5/6 St Chad's Parade, Otley Road,
Far Headingley, Leeds. LS16 5JH

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Property Details

- **Superb Five Bedroom Victorian Terrace**
- **Scope for Development**
- **Two Reception Rooms**
- **Four Stories**
- **Large Basement**
- **Close to Town Centre**
- **Highly Sought After Chapel Allerton Location**
- **Family Bathroom and Additional Shower Room**
- **Currently Set up as a 4 Bed HMO**
- **Courtyard Garden**

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Property Description

A fantastic opportunity to acquire a generous and very conveniently located FIVE BEDROOM, TWO BATHROOM terraced property with SUBSTANTIAL BASEMENT, located within the highly sought after Chapel Allerton, within easy reach of the town centre and reputable primary schools including Chapel Allerton Primary School and Roundhay High School.

Please note - This property is currently being occupied as a four-bedroom HMO.

Internally, the property is set over four floors, briefly comprising a KITCHEN with adjoining DINING ROOM offering scope for conversion into a spectacular open plan kitchen/diner, a separate LIVING ROOM, FIVE BEDROOMS - 4 double and 1 single, set over two floors, a spacious FAMILY BATHROOM, plus an additional SHOWER ROOM on the top floor.

INTERIOR

The property has character in abundance with various period features throughout including ceiling cornicing, picture rails, exposed floorboards and original fireplaces. Enjoying a pretty frontal aspect, a paved front garden leads to the entrance door, opening onto a generous entrance hallway where stairs descend to the basement and rise to the first-floor landing.

The main reception room situated to the front, benefits from a large bay window, original exposed floorboards and a feature fire surround with tiled hearth. The dining room to the rear of the property is also laid to wood flooring and includes a feature fire surround with tiled hearth and picture rail. This is a light and airy room which includes handy alcoves either side of the chimney breast - ideal for the inclusion of fitted storage units, plus a large sash window overlooking the rear. Adjacent to this is the kitchen, fitted with a selection of wall and base units incorporating an electric oven with four ring gas hob and pull-out extractor above and sink/drain. There is ample space for a fridge/freezer whilst the kitchen also includes a traditional serving hatch into the dining room. An external door from the kitchen leads down to a small courtyard garden to the rear. On the first floor can be found two generous carpeted bedrooms both with feature fireplaces, plus a family bathroom with WC, wash hand basin and bath with overhead shower. From the first-floor landing, another carpeted staircase rises to the second floor where can be found two further double bedrooms with Velux style windows and a separate shower room,

The property has a very large basement which is separated into three separate rooms. This offers fantastic scope for further conversion STP. The basement currently houses a washing machine and is mainly used for storage.

EXTERIOR

To the front is a small, paved garden bordered by a low brick wall. There is ample on street parking to the front of the property.

To the rear is a small courtyard, accessed from an external door from the kitchen.

Gallery



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Property Area and Map

Area Description

Considered highly popular among families and young professionals alike, Chapel Allerton is a charming residential town located to the north side of Leeds.

Potternewton Close itself is situated just a stones throw of its vibrant town centre, offering a host of shops and eateries as well as popular wine bars and public houses. It is ideally placed within easy access of Leeds City Centre and surrounding suburbs, in addition to being with easy reach of the outer ring road providing access to nearby Harrogate and Wetherby.

There are numerous transport links available including regular bus services to nearby areas and the city centre

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Floor Plans

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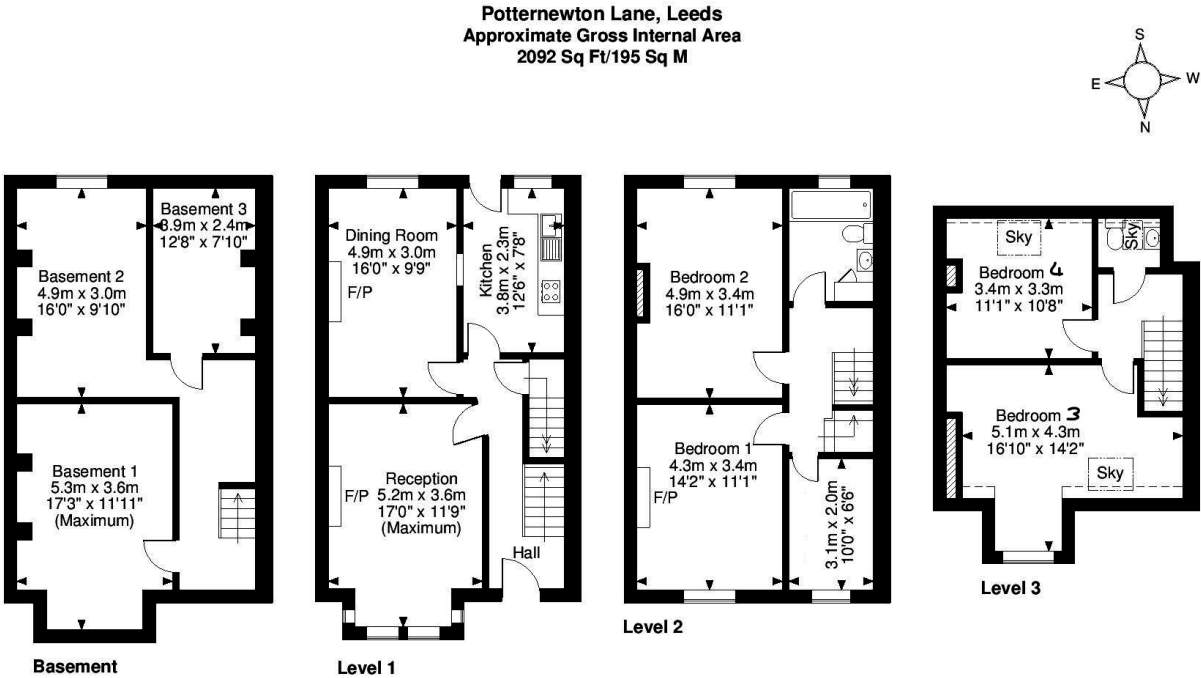
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Floor Plan - Total floor area 2092



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

Energy
Performance
Rating

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