

# HUNTERS<sup>®</sup>

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## Norfolk Green

Chapel Allerton, Leeds, LS7 4QA

Asking Price £360,000



Council Tax: C

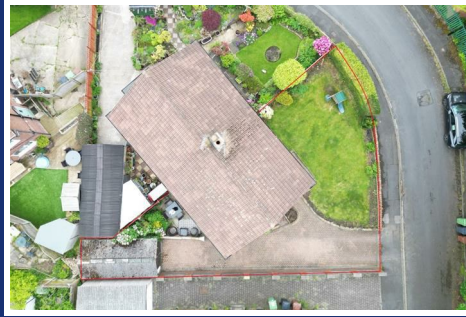




# 6 Norfolk Green

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## Open Porch

6'9" (max) - 1'9" (max) (2.06m (max) - 0.53m (max))  
Open to front gardens.

## Entrance Hall

10'6" (max) - 6'9" (max) (3.20m (max) - 2.06m (max))  
Storage under the stairs, radiator and stairs to the upper level.

## Lounge

14'9" (max) - 12'0" (max) (4.50m (max) - 3.66m (max))  
Gas fire with stone surround, radiator and opening to kitchen dining room.

## Kitchen Dining Room

19'2" (max) - 11'6" (max) (5.84m (max) - 3.51m (max))  
Stainless steel sink with drainer, radiator, tiled walls, French door to rear garden patio and a range of wall and base units.

## Landing

8'9" (max) - 8'6" (max) (2.67m (max) - 2.59m (max))  
Stairs to the lower level.

## Master Bedroom

12'6" (max) - 11'3" (max) (3.81m (max) - 3.43m (max))  
Radiator and built in wardrobes.

## Bedroom Two

10'6" (max) - 10'6" (max) (3.20m (max) - 3.20m (max))  
Radiator and built in wardrobes.

## Bedroom Three

8'6" (max) - 8'0" (max) (2.59m (max) - 2.44m (max))  
Radiator.

## Bathroom

8'6" (max) - 6'0" (max) (2.59m (max) - 1.83m (max))  
Panel bath with shower over, radiator, tiled walls and store room housing the boiler.

## Separate W/C

5'9" (max) - 2'9" (max) (1.75m (max) - 0.84m (max))  
W/c.

## Front and Side Gardens

Mainly grassed lawns with flower beds, plants, shrubs and bushes.

## Driveway

Leading to the garage and with parking for at least one vehicle.

## Detached Garage

18'0" (max) - 9'0" (max) (5.49m (max) - 2.74m (max))  
Barn style doors.

## Rear Garden

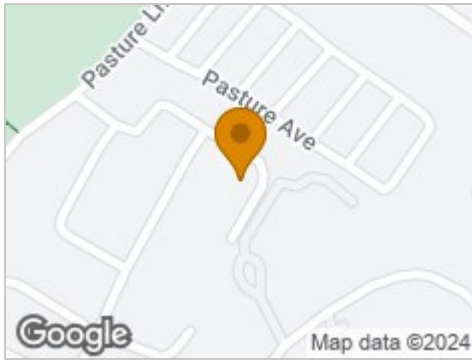
Mainly paved patio area leading from the rear of the property.

**IDEAL FIRST TIME BUYER OPPORTUNITY – GREAT FAMILY HOME- THREE BEDROOM - SEMI-DETACHED PROPERTY - GARDENS TO ALL SIDES – DETACHED GARAGE – DRIVEWAY CUL-DE-SAC LOCATION – OPEN PLAN LIVING KITCHEN DINING ROOM – CHAPEL ALLERTON – NO CHAIN**

This three bedroom semi-detached is an ideal opportunity for a first time buyer, anyone looking for a great family home or anyone looking for more space in a great area. Located on a quiet cul-de-sac in the heart of Chapel Allerton, the property is close to shops, schools, parks, bars, restaurants and other great local amenities close by. There are gardens to all sides, as well as a detached garage and driveway externally. Internally it briefly comprises; open porch, entrance hall, kitchen dining room and lounge on the ground floor. On the first floor there are two double bedrooms, landing, separate w/c, bathroom and a further smaller bedroom. Energy Rating - TBC



## Road Map



## Hybrid Map



## Terrain Map



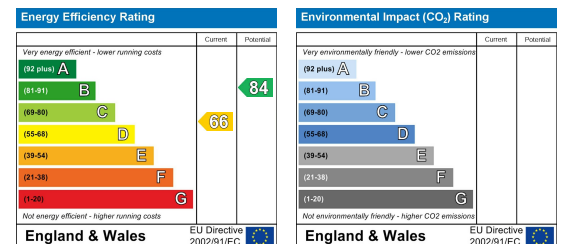
## Floor Plan



## Viewing

Please contact our Hunters North Leeds Office on 0113 268 0242 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.