

# HUNTERS®

HERE TO GET *you* THERE



## Potternewton Lane

Chapel Allerton, Leeds, LS7 2DN

Offers Over £230,000



Council Tax: A

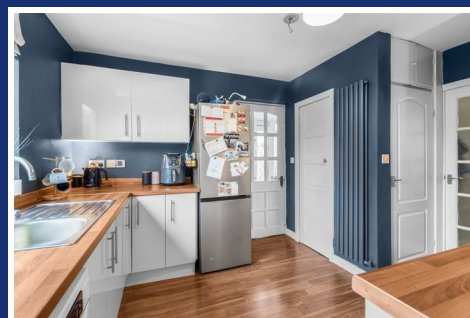
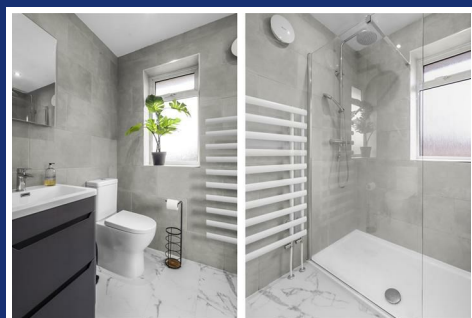




# 199 Potternewton Lane

Chapel Allerton, Leeds, LS7 2DN

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## Porch

6'3" (max) 3'6" (max) (1.91m (max) 1.07m (max))

## Entrance Hall

10'6" (max) - 3'6" (max) (3.20m (max) - 1.07m (max))

Stairs to the upper level.

## Lounge Dining Room

19'0" (max) - 11'0" (max) (5.79m (max) - 3.35m (max))

Radiator and dual aspect windows.

## Kitchen

12'9" (max) - 10'6" (max) (3.89m (max) - 3.20m (max))

Fan oven, hob with extractor fan over, stainless steel sink with drainer, tiled splash back, plumbing for washing machine, store room, radiator and a range of wall and base units.

## Rear Porch

6'9" (max) - 3'3" (max) (2.06m (max) - 0.99m (max))

## Store Room

5'9" (max) - 3'3" (max) (1.75m (max) - 0.99m (max))

## Downstairs W/C

5'9" (max) - 3'3" (max) (1.75m (max) - 0.99m (max))  
Under floor heating, wash hand basin and w/c.

## Landing

9'9" (max) - 6'0" (max) (2.97m (max) - 1.83m (max))  
Store cupboard, radiator and stairs to the lower level.

## Master Bedroom

15'0" (max) - 9'9" (max) (4.57m (max) - 2.97m (max))

Radiator.

## Bedroom Two

15'0" (max) - 9'0" (max) (4.57m (max) - 2.74m (max))

Radiator and built in wardrobe.

## Store Room

6'0" (max) - 4'6" (max) (1.83m (max) - 1.37m (max))  
Boiler.

## Shower Room

8'0" (max) - 6'0" (max) (2.44m (max) - 1.83m (max))  
Under floor heating, tiled walls, shower cubicle with glass enclosure, heated towel rail, wash hand basin and w/c.

## Front Garden and Driveway

Mature hedges and parking for several vehicles.

## Rear Gardens

Grassed lawns, graveled areas, patio areas, flower beds, plants and bushes.

**SUPERB FIRST TIME BUYER OPPORTUNITY – GREAT BUY TO LET INVESTOR POTENTIAL – IMMACULATE MOVE IN READY CONDITION – SEMI DETACHED HOUSE – TWO DOUBLE BEDROOMS – DOWNSTAIRS W/C - GARDENS TO THE FRONT AND REAR – DRIVEWAY – CHAPEL ALLERTON – NO CHAIN**

A great opportunity for first time buyers, buy to let investors or anyone looking for a well appointed home, this two bedroom semi-detached house is in great condition and ready to move in. Located in Chapel Allerton, the property is close to schools, shops, bars, restaurants, pubs, cafes and transport links to name just some of the great amenities in the area. There are gardens to the front and rear as well as driveway externally. Internally, it briefly comprises; porch, entrance hall, lounge dining room, kitchen, rear porch, store room and downstairs w/c on the ground floor. On the first floor there are two double bedrooms, landing, store room and house bathroom. Energy Rating - C



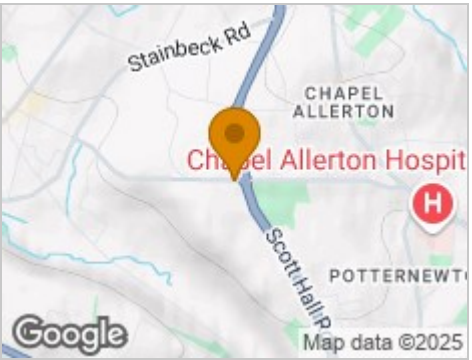
Road Map



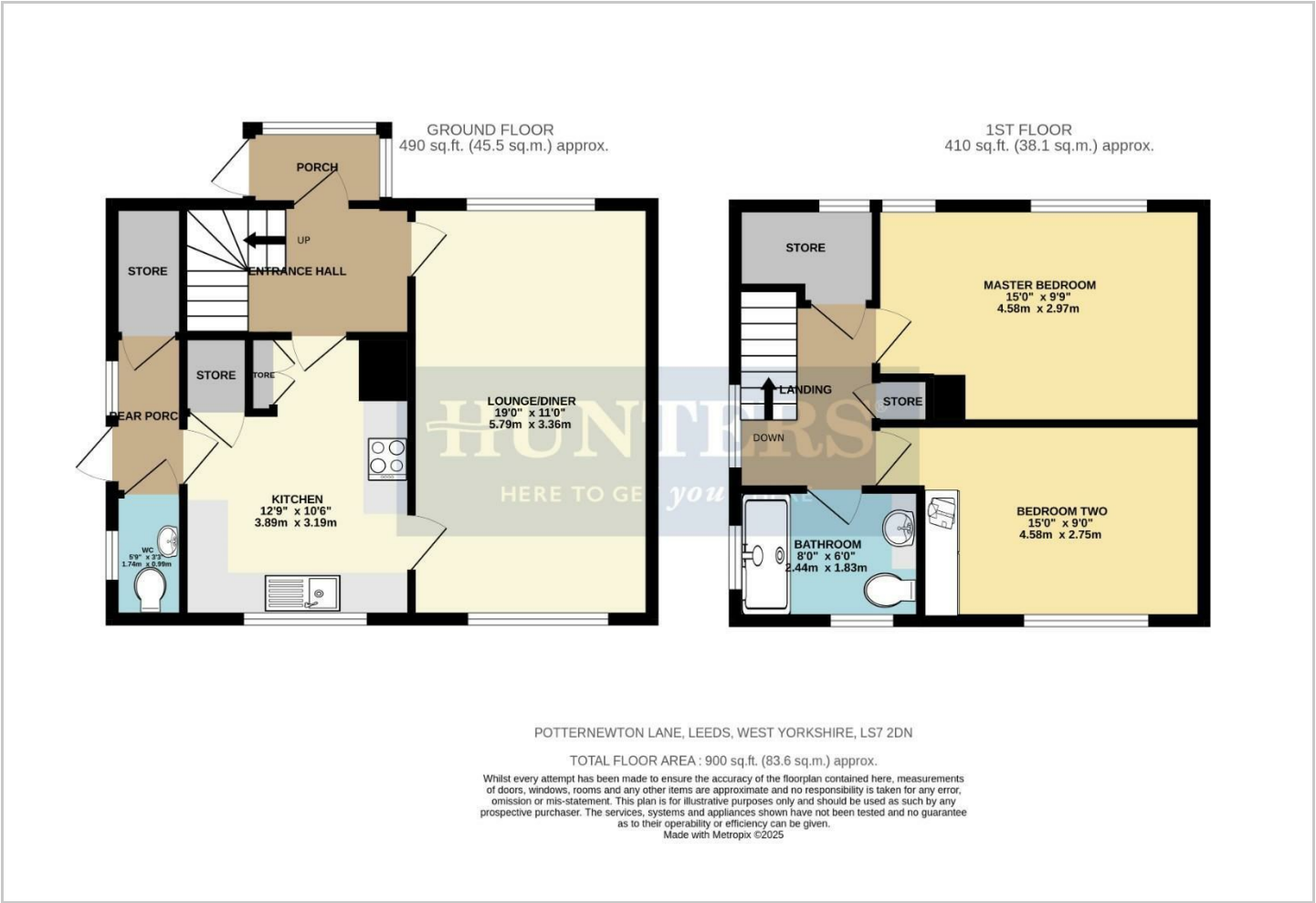
Hybrid Map



Terrain Map



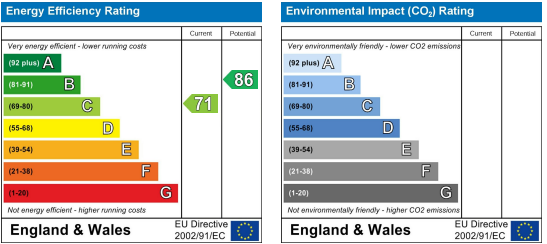
Floor Plan



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.