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615 Scott Hall Road, Chapel Allerton, Leeds, LS7 2NA

Chain Free £415,000

NO CHAIN - Superb location on the A61 Scott Hall Road, this is a beautifully presented three bedroom semi-detached family house with lawned and stocked gardens and driveway to a detached garage currently used as a gym. Double glazing throughout, gas combi central heating system and underfloor heating on the ground floor.

Accommodation includes entrance hall, ground floor WC, stunning open plan dining kitchen. First floor landing, two double sized bedrooms and a single third, modern bathroom with bath tub & shower cubicle.

The A61 Scott Hall Road well locates the property, the main arterial route linking Leeds City Centre with North Leeds and beyond, and offers great access into Chapel Allerton, Meanwood and Moortown and is convenient for local schools and amenities.

GROUND FLOOR
uPVC double glazed door with side panel into

ENTRANCE HALLWAY

Turned staircase with under-stairs storage cupboard leading up to first floor, central heating radiator, tiled flooring with underfloor heating

ENTRANCE HALLWAY

GROUND FLOOR WC
White suite with low wc, wash basin and frosted uPVC double glazed window,

LOUNGE
13'5" x 16'0" (4.1m x 4.9m)

Feature fireplace, uPVC double glazed bay window to front, stone tiled flooring with under-floor heating.

OPEN PLAN FITTED DINING KITCHEN
21'3" max x 12'9" max (6.5m max x 3.9m max)

Stone tiled flooring with under-floor heating throughout.

FITTED KITCHEN

Granite worktops and breakfast bar, built in stainless steel gas hob, integrated separate oven and integrated microwave,

stainless steel extractor fan, shaker style wall and base units, plumbed for washing machine, Upvc double glazed windows to the back and side bringing plentiful natural light into this space, composite door to the side, Belfast-style ceramic sink, spot ceiling lighting.

DINING AREA

uPVC double glazed window, feature timber fireplace, sideboards and cabinets.

FIRST FLOOR

LANDING

uPVC double glazed window to side, ceiling hatch access to loft

BEDROOM 1

17'0" x 10'5" (5.2m x 3.2m)

uPVC double glazed bay window to front, built in wardrobes, central heating radiator

BEDROOM 2

13'1" x 12'9" (4.0m x 3.9m)

uPVC double glazed window to rear with long views, central heating radiator

BEDROOM 3

9'2" max x 8'2" (2.8m max x 2.5m)

uPVC double glazed window, central heating radiator, cupboard.

BATHROOM
8'2" x 7'10" (2.5m x 2.4m)

Stunning modern bathroom of large tub, walk-in shower cubicle, low wc, pedestal washbasin. Cupboard housing gas-fired 'combi' central and water heating boiler. Stone tiled walls and floor. uPVC double glazed window to side and rear.

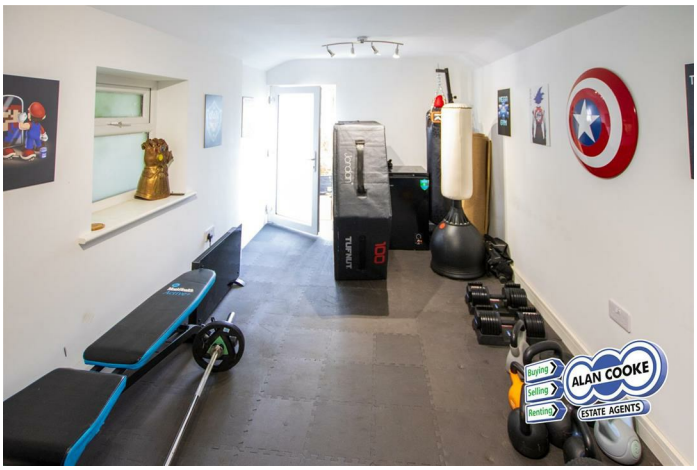
OUTSIDE

Gated driveway accessed from Wensley Drive. Lawned and stocked enclosed garden to corner plot.
Steps down to enclosed lawned and stocked garden to rear with access to underhouse storage.

OUTSIDE

OUTSIDE

DETACHED GARAGE
16'4" x 8'6" (5.0m x 2.6m)



Currently used as a gym with secure access to the rear.

TENURE
FREEHOLD

COUNCIL TAX
Band D

DIRECTIONS
615 Scott Hall Road is located on the northbound carriageway of the A61, on the junction with Wensley Drive.

FIXTURES & FITTINGS
The fixtures, fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order.

FLOORPLAN
The floorplan is provided for general guidance and is not to scale.

GENERAL
Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should

check that relevant permissions have been obtained. If there is any point which is of particular importance then let us know and we will verify it for you. These particulars do not constitute a contract or part of a contract.

INTERNAL PHOTOGRAPHS

Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale.

MEASUREMENTS

All measurements quoted are approximate.

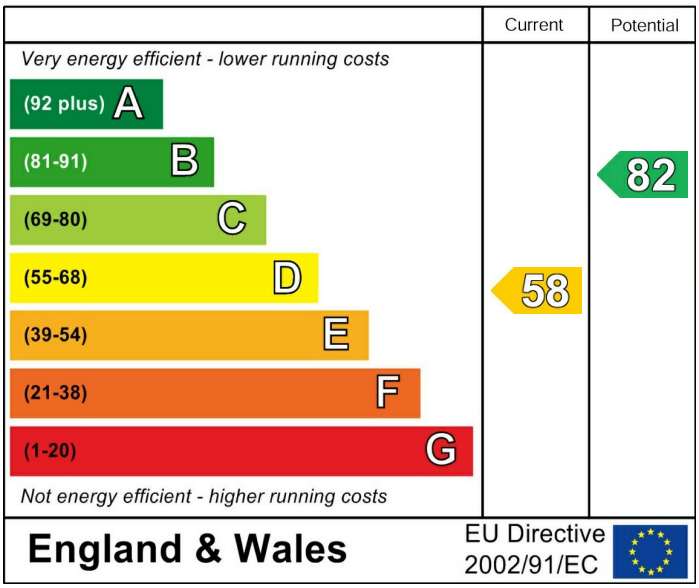
VIEWINGS

Please ring us to make an appointment. We are open from 9am to 5.30pm Monday to Friday and 9am to 4pm on Saturdays.

Alan Cooke Estate Agents Ltd

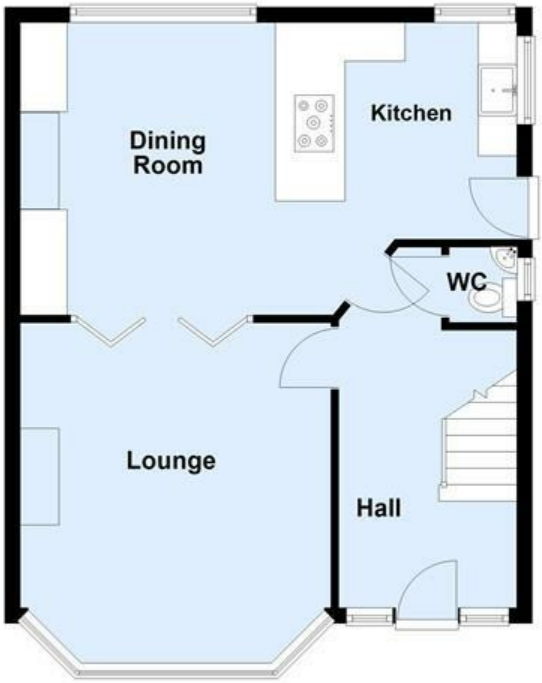
Incorporated in England 6539351

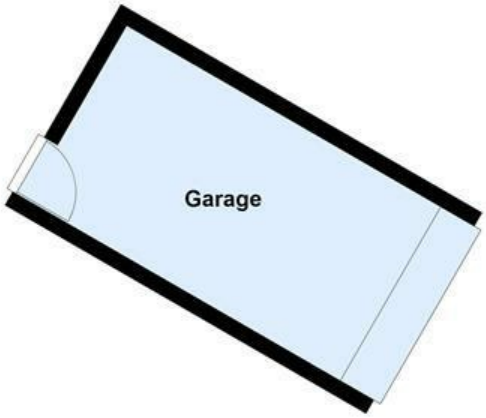
Energy Efficiency Rating



Ground Floor

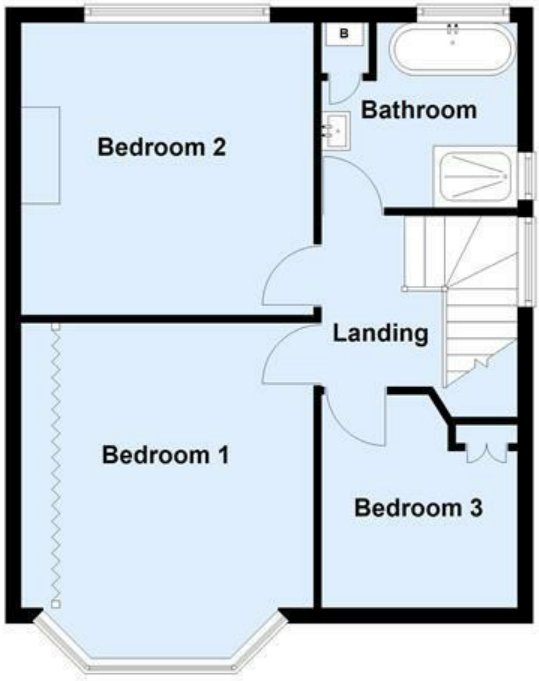
Approx. 62.5 sq. metres (673.0 sq. feet)





First Floor

Approx. 49.6 sq. metres (533.6 sq. feet)



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