



Stoneacre  
Properties



## St. Matthews Walk

Chapel Allerton Leeds, LS7 3PS

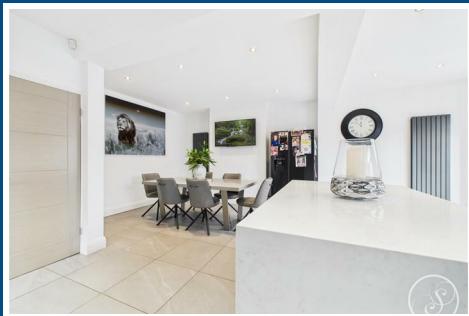
Offers Over £495,000



# St. Matthews Walk

Chapel Allerton Leeds, LS7 3PS

Offers Over £495,000



The property is situated between the vibrant areas of Chapel Allerton, Moortown and Meanwood, offering great access to all of the amenities that these popular hubs have to offer - green spaces, great schools and a host of independent shops, restaurants and bars. There are transport links available to the City Centre and beyond via the easily accessible Ring Road and Scott Hall Road.

This immaculately presented property has been greatly improved by the current owners with the addition of a rear extension, loft conversion and extensive, high specification refurbishment throughout. The property is entered via glazed composite door, leading to entrance hallway which offers access to the lounge and extended kitchen-diner, stairs to the first floor landing and useful understairs store cupboard.

The modern main reception room offers an ideal space for relaxing, with feature gas fire and surround, large bay window and glazed internal door.

The kitchen has been extended to offer an exceptional range of modern, grey high gloss wall and base units and island, with Corian worksurfaces and including some integrated appliances, along with ample space for dining and entertaining. There are double doors leading to the superb rear garden.

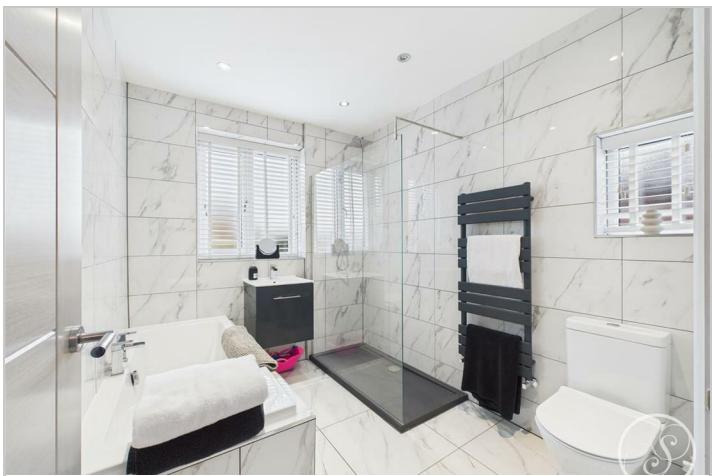
The first floor offers a generous master bedroom with bespoke fitted wardrobes, a further double bedroom overlooking the rear garden and a single bedroom/home office, along with the fantastic house bathroom, offering a fully tiled four piece suite.

To the second floor is the converted loft which

houses the primary bedroom complete with en-suite bathroom and Juliet balcony.

The front of the property offers a patterned concrete driveway providing off street parking behind electric gates and leading to the garage. The rear of the property offers a generous landscaped garden, laid with grey Indian stone slabs and split over two levels with a fixed gazebo to the rear complete with electrics.

**Tenure** - We are advised by the vendor that the property is freehold. A buyer is advised to obtain verification from their solicitor or legal advisor.



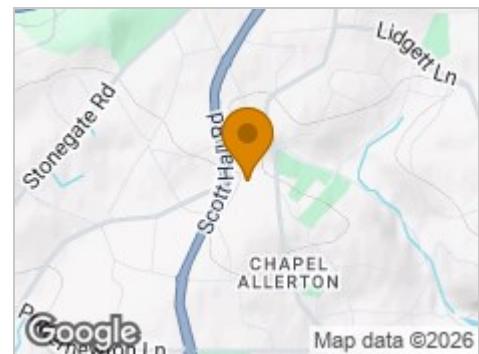
## Road Map



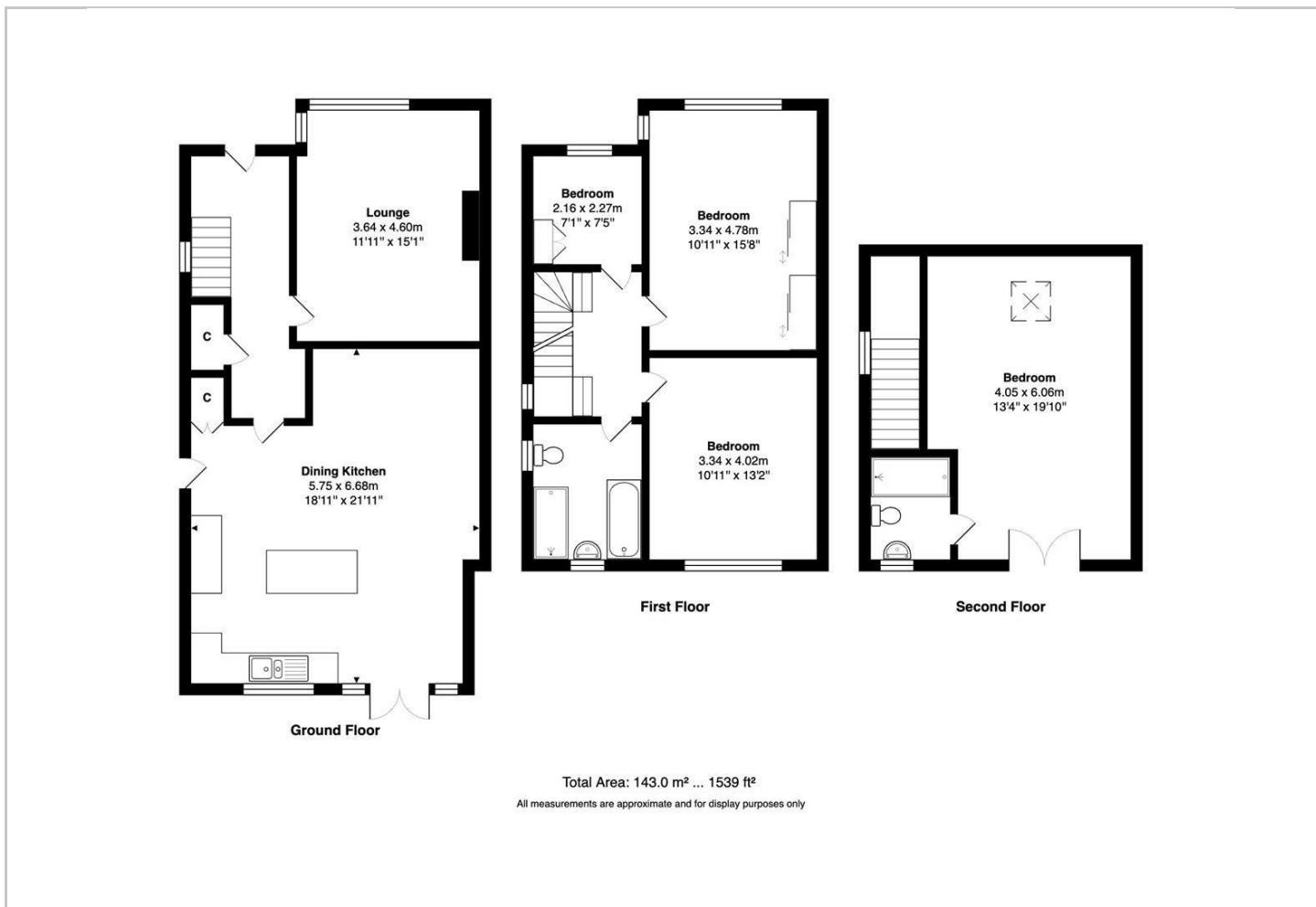
## Hybrid Map



## Terrain Map



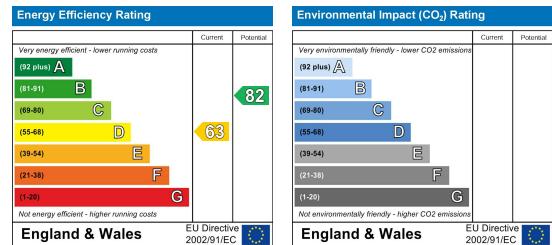
## Floor Plan



## Viewing

Please contact our Chapel Allerton Sales Office on 0113 237 0999 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.