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4 Halcyon Hill, Chapel Allerton, Leeds, LS7 3PU

Energy Rating: C | Council Tax Band: E

Asking Price £795,000

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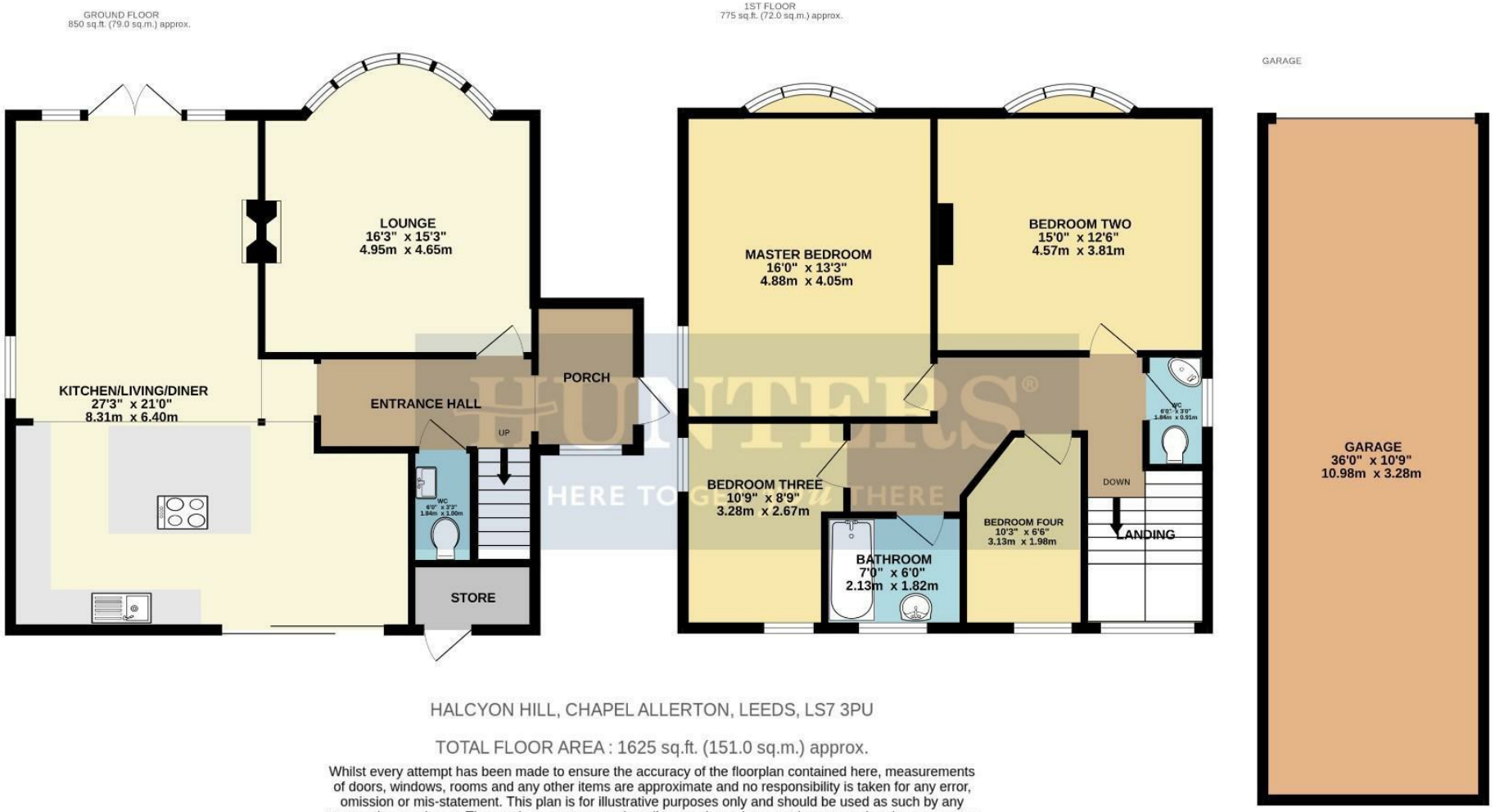
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BEAUTIFUL MOVE IN READY FAMILY HOME - MAGNIFICENT DETACHED HOUSE WITH EXCELLENT PERIOD FEATURES - FOUR BEDROOMS - DOWNSTAIRS W/C - GARDENS TO THE FRONT REAR AND SIDES – 35' DETACHED GARAGE – DRIVEWAY - SUPERB LARGE THAN AVERAGE PLOT - IDEAL FOR EXTENTION SUBJECT TO PLANNING PERMISSION - CUL-DE-SAC LOCATION IN CHAPEL ALLERTON

A rare find, this period four bedroom detached house has been tastefully modernised whilst remaining true to the original architecture. A terrific family home, there is excellent potential to extend the property to the rear, side and in the loft, subject to the appropriate planning permissions. Halcyon Hill, or Happy Hill, in old English, is a quiet cul-de-sac in Chapel Allerton, close to good and outstanding primary and secondary schools, shops, parks, cafes, bars, restaurants, pubs and transport links to name just some of the great local amenities close by. Set in a larger than average plot, there are landscaped gardens to all sides, a 35’ detached garage and a driveway, externally. Internally if briefly comprises; porch, entrance hall, downstairs w/c, lounge and open plan kitchen living dining room on the ground floor. On first floor there are four bedrooms, landing, bathroom and separate w/c. Energy Rating - C

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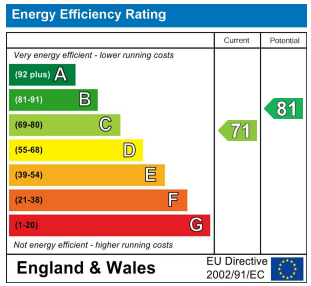


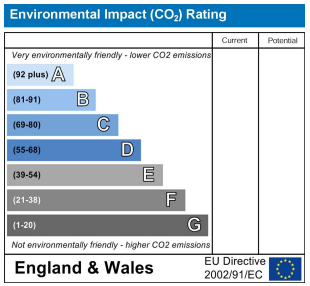
HALCYON HILL, CHAPEL ALLERTON, LEEDS, LS7 3PU

TOTAL FLOOR AREA : 1625 sq.ft. (151.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Porch
7'9" (max) - 5'6" (max)
With built in storage.

Entrance Hall
11'3" (max) - 11'0" (max)
Radiator and stairs to the upper level.

Downstairs W/C
6'0" (max) - 3'3" (max)
Fully tiled walls and floor, wash hand basin and w/c.

Lounge
16'3" (max) - 15'3" (max)
Open fire place with surround, radiator and bay window.

Living Kitchen Dining Room
27'3" (max) - 21'0" (max)

Living Area
Duel aspect windows, open fire place with surround, radiator and double doors to the gardens.

Kitchen Dining Area
Central island with in built breakfast bar and induction hob with central downward extractor fan. Fan oven, microwave, warming draw, full length fridge, full length freezer, dish washer, under counter bin, stainless steel sink inset to quartz work surfaces, radiator, sliding doors to the garden and a range of wall and base units.

Landing
19'3" (max) - 14'6" (max)
Stairs to the lower level and loft access.

Master Bedroom
16'0" (max) - 13'3" (max)
Duel aspect windows, bay window and radiator.

Bedroom Two
15'0" (max) - 12'6" (max)
Duel aspect windows, bay window, wall lights, built in wardrobes and radiator.

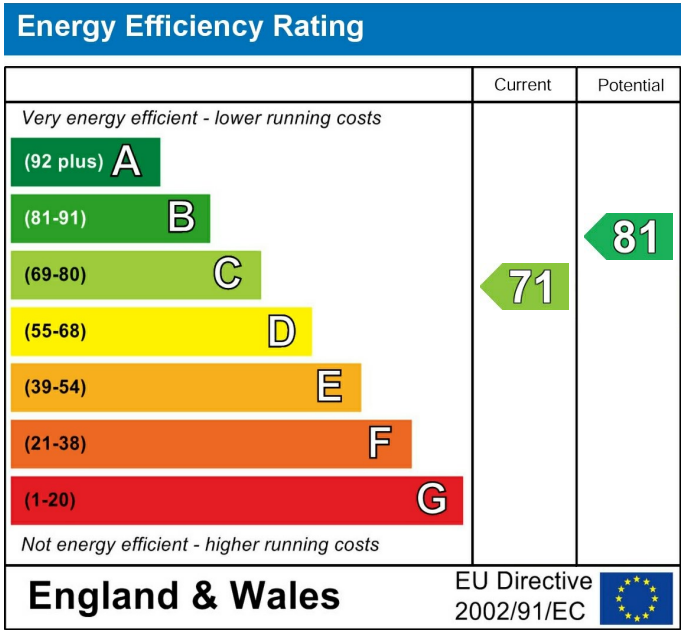
Bedroom Three
10'9" (max) - 8'9" (max)
Radiator and duel aspect windows.

Bedroom Four
10'3" (max) - 6'6" (max)
Radiator.

Bathroom
7'0" (max) - 6'0" (max)
Fully tiled walls and floor, heated towel rail, panel bath with shower over and wash hand basin.

Separate W/C
6'0" (max) - 3'0" (max)
Corner sink, radiator and w/c.

Front Gardens



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. 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.
































PAUL KLEE



