



47 Chandos Gardens, Gledhow, Leeds, LS8 1LP

Chain Free £450,000

NO CHAIN - Superb location close to excellent schools and amenities, this is a well proportioned, successfully extended four bedroom, two bathroom semi-detached property with large garden and garage. Fully uPVC double glazed and gas central heating system, EPC rating E.

Accommodation includes an entrance porch, hallway, ground floor WC, dining room, extended lounge and extended breakfast kitchen. First floor landing, bedroom with en-suite shower room, house bathroom. Fourth bedroom on the second floor.

Lawned and stocked enclosed garden with private rear outlook, driveway to detached garage.

The property is well located in this central Gledhow area with shops and amenities close by and within walking distance to Allerton Grange High School, Gledhow and Moor Allerton Hall Primary Schools.

GROUND FLOOR

uPVC double glazed door into

ENTRANCE PORCH

3'11" x 6'2" (1.2 x 1.9)

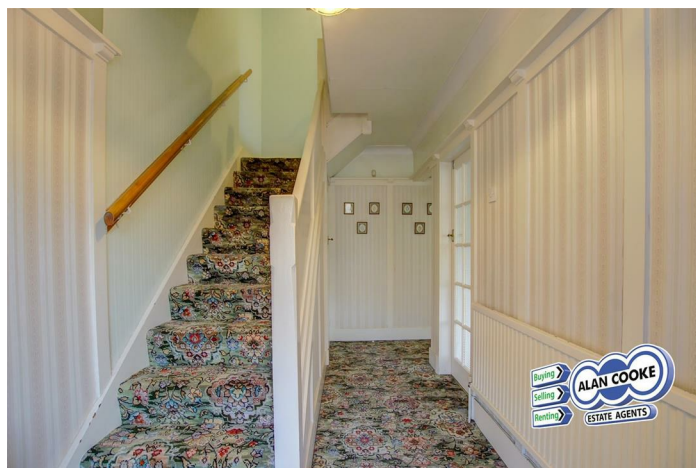
uPVC double glazed window to the side, glazed double doors into

HALLWAY



Turned staircase leading up to the first floor, under-stairs storage cupboard, picture rail, central heating radiator

HALLWAY



GROUND FLOOR WC

6'6" x 3'3" (2.0 x 1.0)

Low WC, uPVC double glazed window

DINING ROOM

11'5" x 14'5" (3.5 x 4.4)



uPVC double glazed bay window to the front, curved central heating radiator, feature fireplace around electric heater, coving

LOUNGE

22'7" x 12'1" max (6.9 x 3.7 max)



Spacious extended living room with double glazed sliding patio doors leading out to the rear garden, central heating radiator, small uPVC double glazed window to the side

LOUNGE



BREAKFAST KITCHEN

17'8" x 9'10" (5.4 x 3.0)



Spacious extended breakfast kitchen featuring range of fitted units with corresponding work tops, breakfast bar, plumbed for washing machine and plumbed for dishwasher, stainless steel sink with mixer tap and drainer, built in double oven, gas hob, uPVC double glazed window to the side, uPVC double glazed door opening out to the rear garden, gas-fired combi water and central heating boiler

BREAKFAST KITCHEN



FIRST FLOOR

LANDING

Turned staircase leading to the second floor

BEDROOM 1

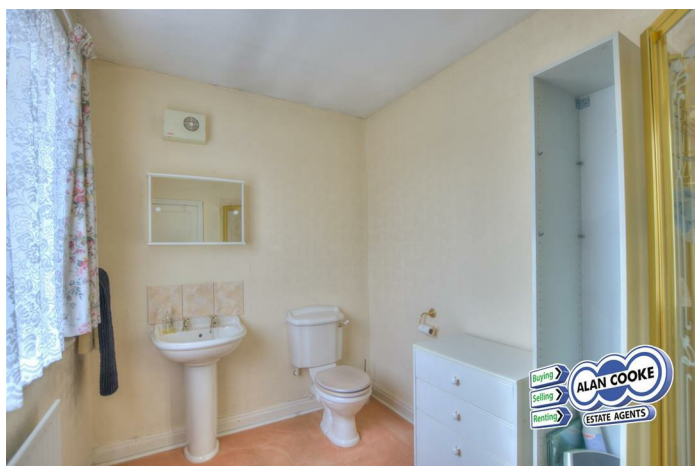
10'9" x 11'1" (3.3 x 3.4)



uPVC double glazed window to the rear, central heating radiator, built in wardrobes

EN-SUITE SHOWER ROOM

9'10" x 6'6" (3.0 x 2.0)



Low WC, pedestal wash basin, walk-in shower cubicle, uPVC double glazed window, central heating radiator



BEDROOM 2

11'5" x 13'1" (3.5 x 4.0)



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

BEDROOM 3

7'10" x 7'2" (2.4 x 2.2)



uPVC double glazed window, built in wardrobe, central heating radiator

HOUSE BATHROOM

6'10" x 9'6" (2.1 x 2.9)



Panelled bath, low WC, pedestal wash basin, walk-in shower cubicle, two uPVC double glazed windows, ceramic tiled walls, central heating radiator

SECOND FLOOR

BEDROOM 4

17'8" x 10'2" (5.4 x 3.1)



With restricted head height. Under-eaves storage, two Velux windows, central heating radiator



OUTSIDE



To the front is a stocked paved garden and long driveway leading to the garage. To the rear is a spacious enclosed lawned and stocked garden with two patio areas overlooking private fields

DETACHED GARAGE

With up and over door

OUTSIDE



OUTSIDE



OUTSIDE



OUTSIDE



OUTSIDE



TENURE

Freehold

COUNCIL TAX

Band D



HOW TO GET THERE

From Harrogate Road turn into Lidgett Lane, continue along and then turn right into Chandos Gardens

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.

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.

FIXTURES & FITTINGS

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

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.

FLOORPLAN

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

Alan Cooke Estate Agents Ltd

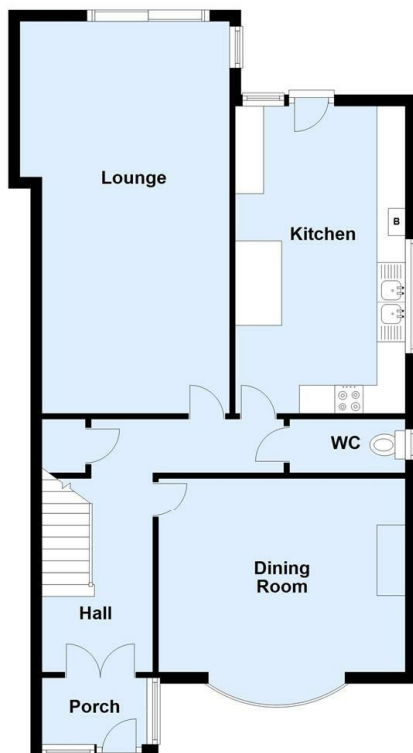
Incorporated in England 6539351

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D	54	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



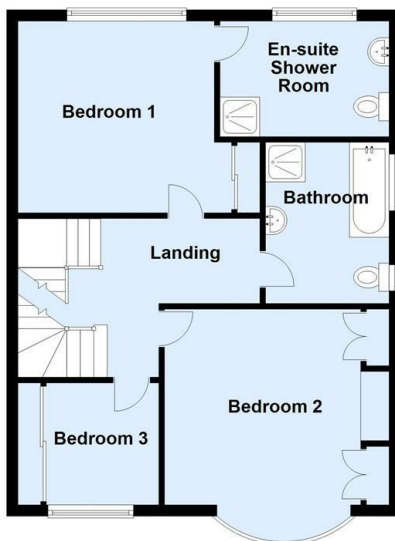
Ground Floor

Approx. 73.2 sq. metres (788.2 sq. feet)



First Floor

Approx. 56.1 sq. metres (604.2 sq. feet)



Second Floor

Approx. 26.0 sq. metres (279.5 sq. feet)

