



## 40 Riviera Gardens, Chapel Allerton, Leeds, LS7 3DW

**Chain Free £220,000**

NO CHAIN - Requiring modernisation. A three bedroom semi-detached house, well located in the popular residential area of Chapel Allerton is available for purchase. Whilst the interiors require a fresh update, the property benefits from modern uPVC double glazing and gas combi central heating system. EPC rating D. Accommodation includes hallway, open plan lounge and dining room, kitchen. First floor landing, two double bedrooms with a single-sized third bedroom, bathroom. Lawned and stocked gardens.



## GROUND FLOOR

Secure door into

### ENTRANCE HALL

Turned staircase leading up to the first floor, uPVC double glazed window to the side

### OPEN LOUNGE/DINING ROOM

Comprising

#### LOUNGE

12'1" x 12'1" max (3.7 x 3.7 max)



Central heating radiator, uPVC double glazed window, feature fireplace around gas heater

#### DINING ROOM

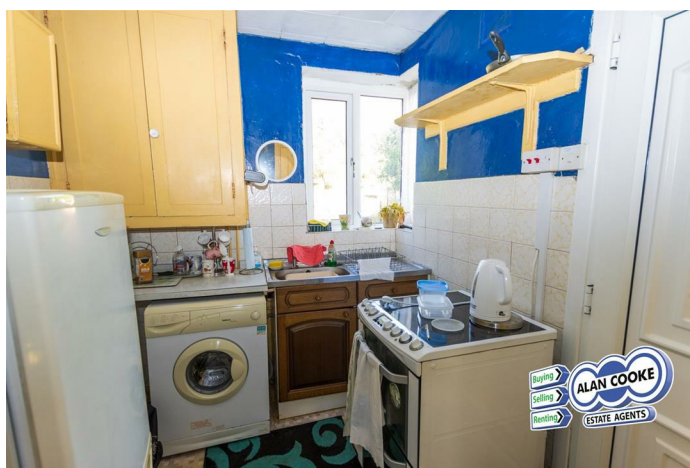
9'6" x 8'6" (2.9 x 2.6)



uPVC double glazed double doors with security grill opening to the garden

## KITCHEN

8'6" x 6'10" (2.6 x 2.1)



Requiring modernisation. uPVC double glazed corner window, secure door to the side

## FIRST FLOOR

### LANDING

uPVC double glazed window to side. Please note the property does not have a loft

### BEDROOM 1

12'1" x 10'5" (3.7 x 3.2)



uPVC double glazed window to the front, central heating radiator





## BEDROOM 2

8'10" x 10'9" (2.7 x 3.3)



uPVC double glazed window to the rear, central heating radiator

## BEDROOM 3

9'2" x 5'10" (2.8 x 1.8 )



uPVC double glazed window to the front, central heating radiator

## BATHROOM

5'6" x 7'2" (1.7 x 2.2)



Requiring modernisation. Panelled bath, low WC, pedestal wash basin, ceramic tiled walls, cupboard housing modern gas-fired combi water and central heating boiler

## OUTSIDE



Stepped front access, stocked garden to the front. Lawned and stocked enclosed garden to the rear

## AGENTS NOTE

The vendors are currently awaiting grant of probate on the estate to which the property belongs before exchange of contracts can be permitted

## TENURE

Freehold

## COUNCIL TAX

Band A

## HOW TO GET THERE

Approached from Leeds city centre via Scott Hall Road turning right at the roundabout with Potternewton Lane and taking the second turning right into Riviera 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.

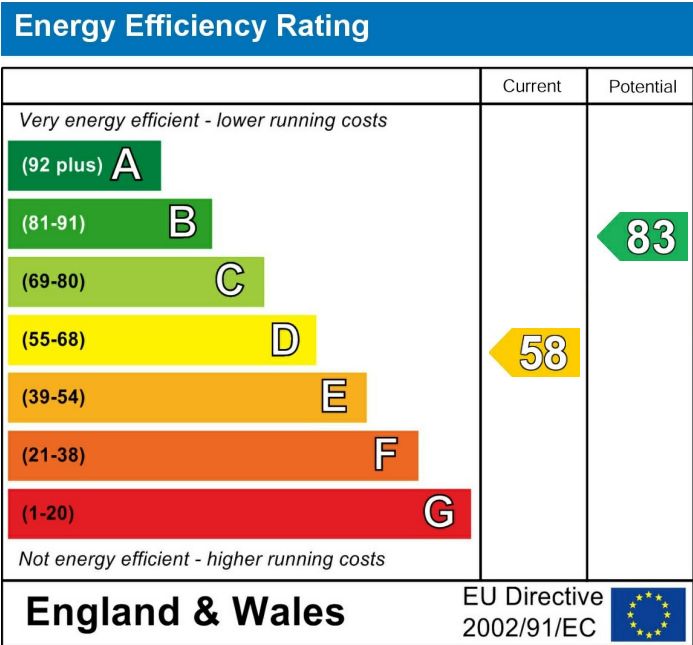
MEASUREMENTS

All measurements quoted are approximate.

FLOORPLAN

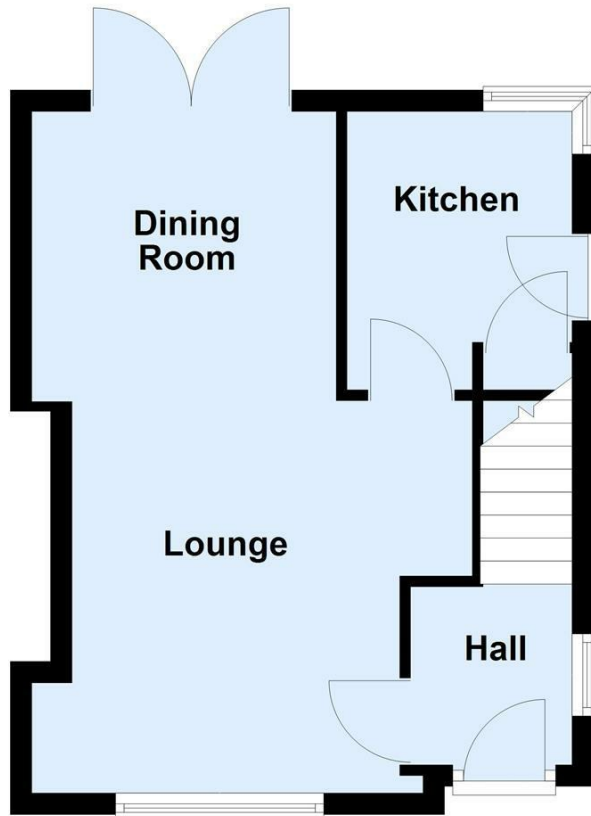
The floorplan is provided for general guidance and is not to scale.

Alan Cooke Estate Agents Ltd  
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## Ground Floor

Approx. 30.8 sq. metres (331.8 sq. feet)



## First Floor

Approx. 33.9 sq. metres (364.5 sq. feet)

