



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

Chain Free £360,000

NO CHAIN - Superb location on the A61 Scott Hall Road. This is a three bedroom semi-detached bay-windowed family house with lawned and stocked gardens and driveway to a detached garage. Mostly double glazed and gas combi central heating system. Accommodation includes entrance hall, extended kitchen, ground floor WC, dining room, extended lounge. First floor landing, two double-sized bedrooms with built in wardrobes and a single third bedroom. Bathroom with bath tub and shower cubicle, separate WC.

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 to Chapel Allerton, Meanwood and Moortown and is convenient for local schools and amenities.

GROUND FLOOR

Secure glazed door with side panels into

HALLWAY



Turned staircase leading up to the first floor, central heating radiator

DINING ROOM

12'1" x 13'1" (3.7m x 4.0m)



uPVC double glazed bay window to the front, two central heating radiators, feature fireplace around gas fire

EXTENDED LOUNGE

20'8" x 13'1" max (6.3m x 4.0m max)



uPVC double glazed sliding patio doors to the rear, central heating radiator

EXTENDED KITCHEN

14'9" x 7'2" max (4.5m x 2.2 max)



Range of fitted units with corresponding work tops, plumbed for washing machine and dishwasher, stainless steel double sink with mixer tap and drainer, built in double oven, electric hob with extractor hood above, uPVC double glazed window overlooking the garden, secure side door leading to the driveway

WC

3'7" x 2'11" (1.1m x 0.9m)

Low WC, uPVC double glazed window

FIRST FLOOR

LANDING

Ceiling hatch access to the loft, uPVC double glazed window to the side



BEDROOM 1

12'5" x 13'1" (3.8m x 4.0m)



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

BEDROOM 2

7'2" x 6'2" (2.2m x 1.9m)



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

BEDROOM 3

7'2" x 8'10" max (2.2m x 2.7m max)



uPVC double glazed window, central heating radiator

BATHROOM

7'2" x 6'2" (2.2m x 1.9m)



White suite of panelled bath, walk-in shower cubicle, pedestal wash basin, cupboard containing gas-fired combi water and central heating boiler, uPVC double glazed window, central heating radiator

SEPARATE WC

4'3" x 2'11" (1.3m x 0.9m)

Low WC, uPVC double glazed window

OUTSIDE



Lawned and stocked enclosed gardens to the front and rear. Driveway accessed from Wensley Drive leading to the garage



DETACHED GARAGE



With up and over door to the front and door access to the rear

OUTSIDE



OUTSIDE



OUTSIDE



OUTSIDE



TENURE

Freehold

COUNCIL TAX

Band D

HOW TO GET THERE

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

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

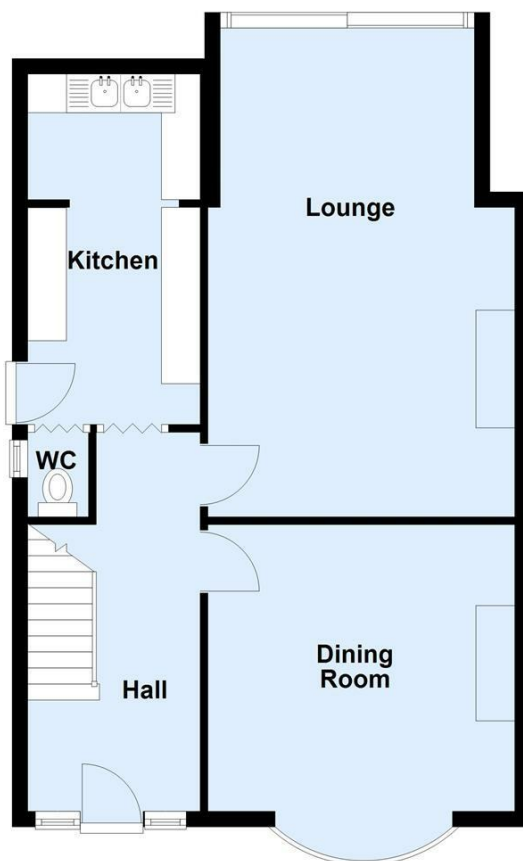
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive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



Ground Floor

Approx. 60.9 sq. metres (655.3 sq. feet)



First Floor

Approx. 49.6 sq. metres (533.7 sq. feet)

