



5 Winnipeg Place, Chapel Allerton, Leeds, LS7 4NR

Chain Free £575,000

No Chain - Superb location in the heart of Chapel Allerton, this is a distinctive four bedroom, two bathroom family house situated at the head of a small cul-de-sac off King George Avenue. Requires some modernisation and attention. Fully uPVC double glazed and gas central heating system, EPC rating D.

The property benefits from a spacious open plan living room and dining room and has a modern fitted kitchen opening to a naturally lit south-facing breakfast room, pleasantly overlooking the gardens. Additional accommodation includes a ground floor cloakroom and guest WC, a lounge and utility room. First floor landing with master bedroom suite with en-suite bathroom, two further double-sized bedrooms and a single fourth bedroom, house bathroom. Superb south-facing lawned gardens to the rear and driveway access for one vehicle to the front.

The property is well located in Chapel Allerton, a short walk from the vibrant centre, offering a superb selection of local shops, supermarkets, bars, cafes and restaurants and great road links to Leeds city centre and the surrounding areas.

GROUND FLOOR

uPVC double glazed secure front door to

RECEPTION HALL



Staircase leading up to the first floor, central heating radiator

CLOAKROOM

3'7" x 3'3" (1.1m x 1.0m)

GUEST WC

3'7" x 7'2" (1.1m x 2.2m)

Low WC, pedestal wash basin, wall-mounted wash basin, uPVC double glazed window to the side

LOUNGE

13'1" x 14'9" plus bay (4.0m x 4.5m plus bay)



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

LOUNGE



OPEN PLAN DINING ROOM & LIVING ROOM



Comprising

DINING ROOM

11'5" x 14'1" (3.5m x 4.3m)



Two central heating radiators, uPVC double glazed double doors opening into the breakfast room, door to the kitchen and to utility room



LIVING ROOM

21'11" x 12'9" (6.7m x 3.9m)



Spacious 26 sq m living room with uPVC double glazed windows to the front and rear, uPVC double glazed double doors opening to the breakfast room, wood panelled flooring

OPEN PLAN DINING ROOM & LIVING ROOM



BREAKFAST KITCHEN

Comprising

FITTED KITCHEN

11'1" x 11'5" (3.4m x 3.5m)



Range of fitted units with corresponding work tops and breakfast bar, built in double oven and microwave, electric hob and extractor above, integrated dishwasher, stainless steel sink with mixer tap and drainer, cupboard housing gas-fired central heating boiler, Velux skylight window. Opening to the breakfast room

FITTED KITCHEN



BREAKFAST ROOM

12'5" x 10'9" max (3.8m x 3.3m max)



uPVC double glazed bay window and door with south facing aspect overlooking the garden, Velux skylight window, uPVC double glazed double doors providing direct access into the dining room and living room

UTILITY ROOM

8'2" x 8'2" (2.5m x 2.5m)



Range of fitted units with corresponding work tops, plumbed for washing machine, stainless steel sink with mixer tap and drainer, uPVC double glazed window, secure door to the side

FIRST FLOOR

LANDING

Ceiling hatch access to the loft, uPVC double glazed window

MASTER BEDROOM SUITE

Comprising

BEDROOM 1

15'8" x 12'9" (4.8m x 3.9m)



uPVC double glazed window, central heating radiator

BEDROOM 1



EN-SUITE BATHROOM

5'10" x 9'6" (1.8m x 2.9m)



Panelled bath, low WC, pedestal wash basin, uPVC double glazed window, central heating radiator



BEDROOM 2

13'1" x 14'9" (4.0m x 4.5m)



uPVC double glazed window, central heating radiator

BEDROOM 3

11'5" x 11'5" (3.5m x 3.5m)



uPVC double glazed window, central heating radiator

BEDROOM 4

9'10" x 8'2" (3.0m x 2.5m)



uPVC double glazed window, central heating radiator, airing cupboard containing water immersion cylinder

BATHROOM

6'6" x 7'10" max (2.0m x 2.4m max)

Requiring modernisation. Panelled bath, low WC, pedestal wash basin, uPVC double glazed window, central heating radiator

OUTSIDE



Lawned and stocked garden to the front, driveway allowing for off-street parking for one vehicle. Additional vehicle parking would be on King George Avenue. Spacious south facing lawned and stocked rear garden with shed and stepped access in to the breakfast room

OUTSIDE



OUTSIDE



OUTSIDE



TENURE

Freehold

COUNCIL TAX

Band D

HOW TO GET THERE

From Harrogate Road turn onto King George Avenue at the junction with Harehills Lane and Chapeltown Road. Winnipeg Place is shortly on the left hand side

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		80
(55-68) D	67	
(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. 105.3 sq. metres (1133.9 sq. feet)



First Floor

Approx. 78.9 sq. metres (848.9 sq. feet)

