



**Whinbook Lodge, 35 King Lane, Leeds, LS17 5PP**

**Chain Free £450,000**

A unique opportunity to own this distinctive Gothic-Victorian Stone Lodge House dating back to the mid-1800's, conveniently located on the Moortown, Chapel Allerton border. This is a distinctive three-bedroom detached house with a ground-floor shower room and first-floor WC. Modern UPVc double-glazed windows and modern gas 'combi' central heating. Accommodation includes a stable door to a stone porchway leading to the hallway, a fitted kitchen, a spacious lounge and a dining room. Three first-floor bedrooms and a landing with a WC. Outside is an enclosed lawned garden, a carved stone pillared gated entrance to a spacious forecourt for off-street parking and a garage. The property is well located on major routes throughout North Leeds and is within walking distance to local primary schools and secondary schools.

## GROUND FLOOR



Gated entrance flanked by carved stone pillars, leading to forecourt garage access and offering off-street parking for several vehicles. Secure timber stable door leading to:

## PORCH



Stone porchway with door to:

## HALL



Turned staircase leading up to the first floor, Secure door leading out to the side entrance. Under-stairs storage cupboard

## DINING ROOM

12'1" x 15'8" max (3.7m x 4.8m max)



With a trio of uPVC double-glazed windows, a feature fireplace around a gas 'living-flame' fire, decorative coving, and a central heating radiator. Glazed double doors leading to:

## DINING ROOM



## LOUNGE

20'4" x 15'8" max (6.2m x 4.8m max)



Spacious lounge with uPVC double-glazed sliding patio doors to rear garden, with uPVC double-glazed windows including



two south-facing aspects and one facing north, glazed serving hatch to kitchen, stone fireplace around electric heater. Several central-heating radiators along the edges of the room.

## LOUNGE



## LOUNGE



## KITCHEN

11'5" x 6'6" (3.5m x 2.0m)



Range of fitted wooden units with corresponding worktops, stainless steel double sink with mixer tap and drainer,

cupboard housing gas-fired 'combi' central and water heating boiler, plumbed for gas oven, plumbed for washing machine, uPVC double-glazed window, ceramic tiled floor.

## SHOWER ROOM

9'0" x 5'10" (2.75m x 1.8m)



walk-in shower cubicle, low wc, vanity washbasin, ceramic tiled walls, 2 uPVC double-glazed windows to the side

## FIRST FLOOR

### LANDING

uPVC double-glazed window and Velux window to the side.

### BEDROOM 1

12'5" x 12'1" (3.8m x 3.7m)



uPVC double-glazed window to side and velux window to rear, wardrobes, central heating radiator



## BEDROOM 2

7'6" x 7'2" (2.3m x 2.2m)



uPVC double-glazed window, central heating radiator, wardrobe

## BEDROOM 3

6'2" x 12'5" (1.9m x 3.8m)



uPVC double-glazed window to front, central heating radiator, cupboard

## WC

3'11" x 3'7" (1.2m x 1.1m)



low wc, pedestal washbasin, glazing to sides

## OUTSIDE



## OUTSIDE



## OUTSIDE



Stone stepped patio with timber pergola, enclosed lawned garden to the rear. Gated front courtyard with access to garage.

## OUTSIDE



## OUTSIDE



## NOTE

The vendor is currently awaiting grant of probate on the estate to which the property belongs before exchange of contracts can be permitted.

## EPC

To be confirmed

## TENURE

FREEHOLD

## COUNCIL TAX BAND

Tax band E

## DIRECTIONS

From out Mootown office, drive south on Harrogate Road, towards Leeds. Before Chapel Allerton, turn right onto King Lane, where the property is on the left.

## FIXTURES & FITTINGS

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

## FLOORPLAN

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

## 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.

## 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.

## 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.

## Alan Cooke Estate Agents Ltd

Incorporated in England 6539351

## Energy Efficiency Rating

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

