Buying Selling Renting ALAN COOKE ESTATE AGENTS

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9 Victoria Street, Chapel Allerton, Leeds, LS7 4PA

Chain Free £365,000

NO CHAIN - A superb opportunity to embrace the very substance of a Chapel Allerton lifestyle - this is a quaint three bedroom through terraced house on four levels with charater throughout. Fully UPVC double glazing and gas central heating system. Accommodation includes lounge, dining kitchen, first floor landing with two bedrooms and a bathroom, second floor dormer bedroom. Basement cellar for storage. Paved rear courtyard.

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

GROUND FLOOR

LOUNGE
12'9" x 13'9" (3.9m x 4.2m)

LOUNGE

DINING KITCHEN
11'9" x 13'9" (3.6m x 4.2m)

FIRST FLOOR

LANDING

BEDROOM 1
12'9" x 13'9" (3.9m x 4.2m)

BEDROOM 2
9'6" x 7'6" (2.9m x 2.3m)

BATHROOM
9'6" max x 6'2" (2.9m max x 1.9m)

SECOND FLOOR

BEDROOM 3
12'5" max x 13'9" (3.8m max x 4.2m)

BASEMENT LEVEL

CELLAR

OUTSIDE

OUTSIDE

HOW TO GET THERE
From Harrogate Road, turn into Woodland Lane, turn right into Short Lane and then left into Victoria Street.

COUNCIL TAX
BAND C

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.

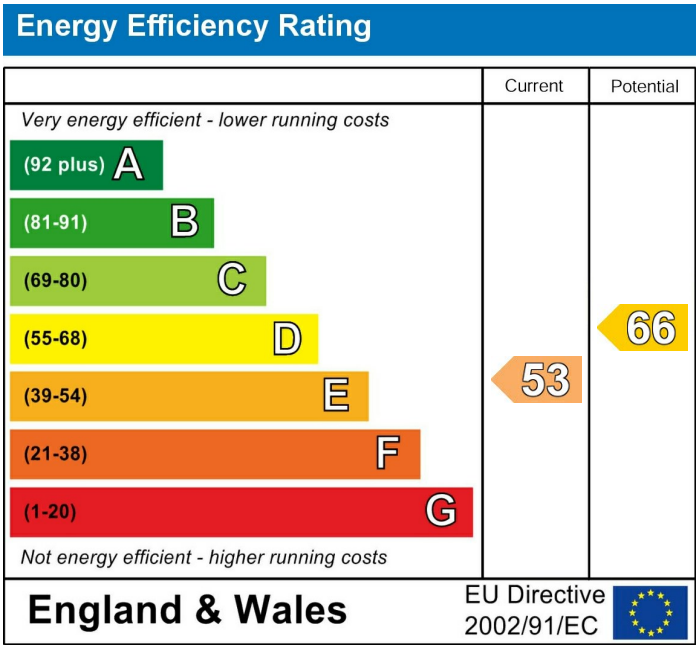
FIXTURES & FITTINGS
The fixtures, fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order.

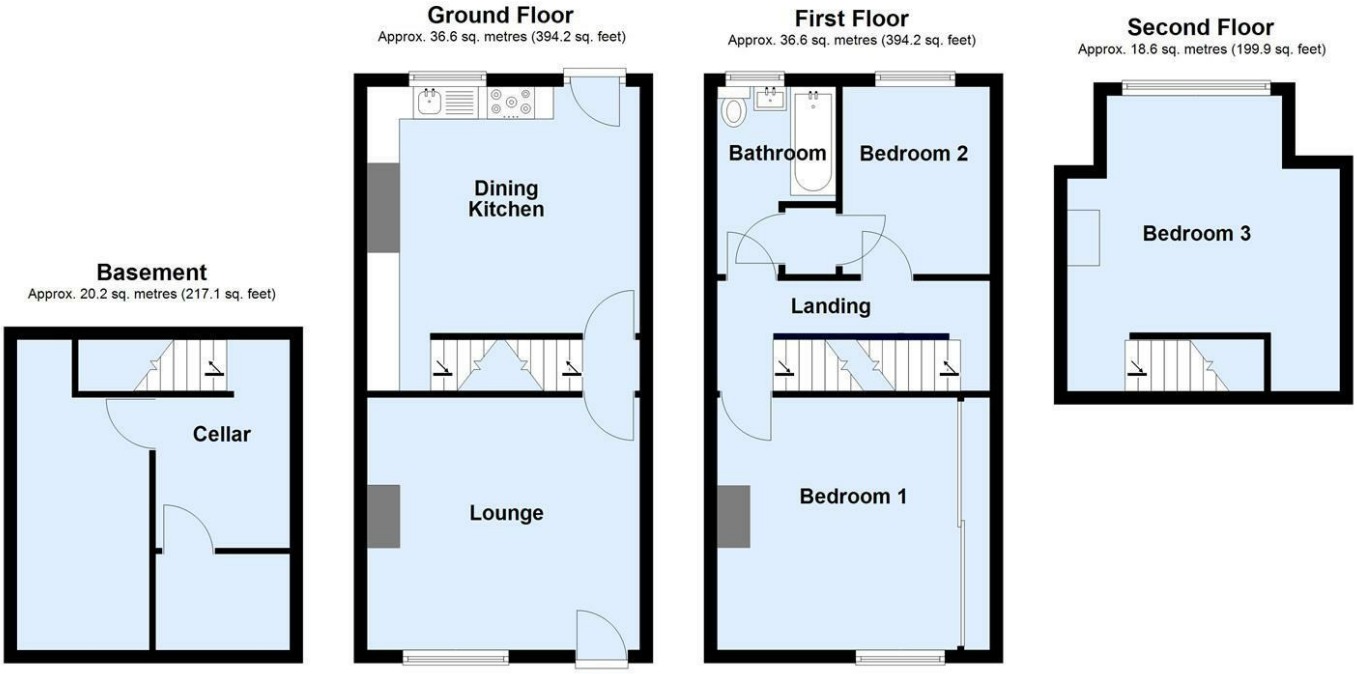
INTERNAL PHOTOGRAPHS
Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale.

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





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