



**Stoneacre**  
Properties

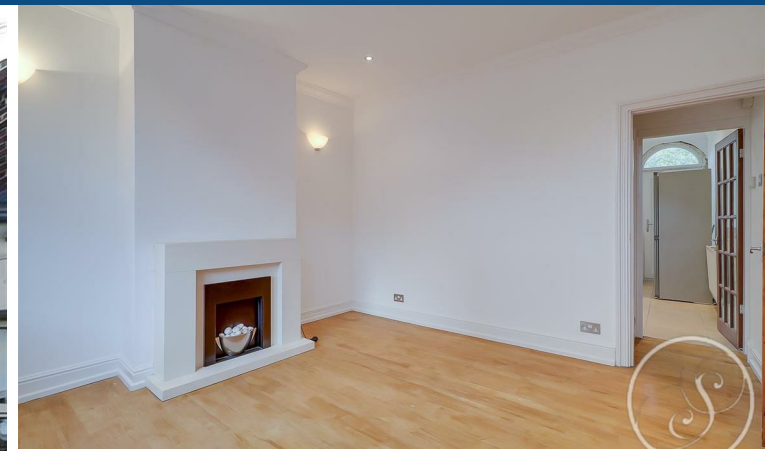
**CHAPEL ALLERTON SALES**

184 Harrogate Road, Leeds, West Yorkshire, LS7 4NZ

Tel: 0113 237 0999

north@stoneacreproperties.co.uk

[www.stoneacreproperties.co.uk](http://www.stoneacreproperties.co.uk)



37 Victoria Street, Leeds, Yorkshire, LS7 4PA

£395,000



37 Victoria Street, Leeds, Yorkshire,  
LS7 4PA

- 4-BED END TERRACE
- COURTYARD STYLE REAR GARDEN
- MASTER WITH EN-SUITE BATHROOM
- MODERN KITCHEN/DINER
- NEW CARPETS FITTED
- NEW FRONT AND REAR DOORS
- EPC - D
- INITIAL VIEWINGS 5 NOVEMBER 2022
- COUNCIL TAX - C



\*\*\* SUBSTANTIAL END-TERRACED HOME IN CENTRAL CHAPEL ALLERTON \*\*\* Stoneacre Properties are delighted to offer for sale this fantastic and substantial end of terrace property, in the heart of the hugely desirable Chapel Allerton. The property has been sympathetically refurbished throughout, creating a luxurious home whilst maintaining a wealth of character features. Situated on Victoria Street, the property is less than a five minute walk from the heart of Chapel Allerton, and is a stones throw from Chapel Allerton Park. The carpet has recently been fitted with new carpets through the first and second floor, and brand new front and rear door. The accommodation briefly comprises; reception room, kitchen-diner with access to the cellar storage area, and access out to the rear garden. The first floor features spacious master bedroom, second double bedroom and modern house bathroom. The second floor has two further double bedrooms one with en-suite bathroom. Externally the property has a fully enclosed rear courtyard garden. Early viewings are considered essential to appreciate the standard of accommodation on offer!

## **LOUNGE**

Front door leads into the lounge/reception room. The lounge is finished with laminate flooring and comprises a feature fireplace.

## **KITCHEN/DINER**

Accessed via the lounge, this modern kitchen/diner comprises an array of integrated appliances including oven, gas hob with extractor above, dishwasher, integrated washer/dryer, undermounted sink, and finished with granite worktops. Fridge/freezer to be included with the sale. From kitchen/diner, access is offered down to the cellar, and out to the rear garden.

## **BEDROOM 1**

The primary bedroom is a large double bedroom and is laid to carpet. The room offers ample space for a double bed and storage and features a built-in storage cupboard.

## **BEDROOM 4**

Small double bedroom laid to carpet.

## **BEDROOM 2**

Situated on the second floor of the property is this spacious double bedroom laid to carpet. The room features an exposed brick feature wall.

## **BEDROOM 3**

Situated on the second floor of the property is this spacious double bedroom laid to carpet. The room features an en-suite bathroom.

## **BATHROOM**

The main house bathroom features shower over bath with glass shower screen, toilet and sink.

## **EXTERNAL**

Externally, the property boasts a secluded courtyard style rear garden with patio area. Mature shrubbery surrounding offers privacy from neighbouring houses.



Victoria Street, Chapel Allerton, LS7 4PA

Total Area: 118.2 m<sup>2</sup> ... 1273 ft<sup>2</sup>

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows and rooms and any other items are approximate and no responsibility is taken for any error, omissions or mis-statement. The plan is for illustrative purposes only and should be used as such.



**Stoneacre**  
Properties

**NORTH LEEDS**  
Stoneacre Properties  
184 Harrogate Road  
Chapel Allerton  
Leeds, LS7 4NZ  
Tel: 0113 237 0999  
info@stoneacreproperties.co.uk  
www.stoneacreproperties.co.uk

**EAST LEEDS**  
Stoneacre Properties  
1 Colton Road  
Whitkirk  
Leeds, LS15 9AA  
Tel: 0113 260 9111  
whitkirk@stoneacreproperties.co.uk  
www.stoneacreproperties.co.uk

Disclaimer- You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website. Stoneacre Properties acting as agent for the vendors or lessors of this property give notice that:- The particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract. All descriptions, dimensions, condition statements, permissions for use & occupation, and other details are given in good faith and are believed to be correct. Any intending purchasers or tenants should not rely them as such as statements or representations of fact but must satisfy themselves by inspection or otherwise as the correctness of each of them. No person in the employment of Stoneacre Properties has any authority to make or give representation or warranty whatsoever in relation to this property. These details believe to be correct at the time of compilation, but may be subject to subsequent amendment.