HUNTERS®
HERE TO GET *you* THERE

4 Pasture Crescent, Chapel Allerton, Leeds, LS7 4QS

Energy Rating: TBC | Council Tax Band: B

Asking Price £350,000

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SUPERB FIRST TIME BUYER OPPORTUNITY – GREAT FOR GROWING FAMILIES - BACK-TO-BACK TERRACED PROPERTY - THREE BEDROOMS – EXCELLENT BASEMENT KITCHEN DINING ROOM - YARD TO THE FRONT - AMPLE ON STREET PARKING - CHAPEL ALLERTON – MOVE IN READY CONDITION

A terrific opportunity for first time buyers, growing families, and anyone looking for an immaculate move in ready house, this back to back terraced property, ticks all the boxes. Located in the heart of Chapel Allerton the property is in easy distance of parks, schools, bars, restaurants, shops and other great amenities close by including Chapel Allerton Park and Gledhow Valley Woods. There is a yard to the front and ample on street parking, externally. Internally, it briefly comprises: open plan kitchen dining room on the basement level. On the ground floor there is an entrance porch, open plan lounge and stairs to the upper and lower levels. Master bedroom, bathroom and landing on the first floor. On the top floor is a second bedroom and third smaller bedroom. Energy rating - TBC

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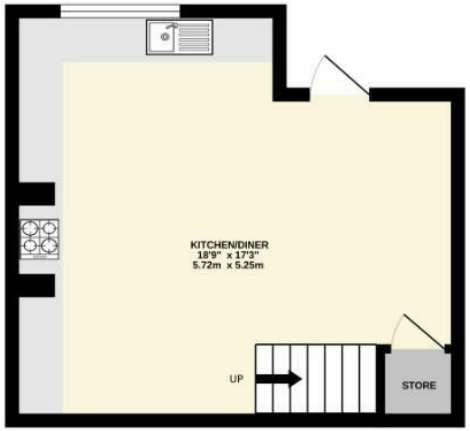
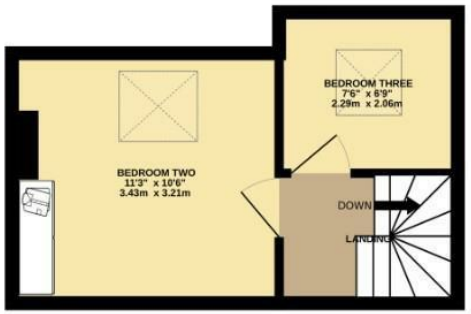
BASEMENT
300 sq.ft. (27.9 sq.m.) approx.



GROUND FLOOR
300 sq.ft. (27.9 sq.m.) approx.

1ST FLOOR
275 sq.ft. (25.5 sq.m.) approx.

2ND FLOOR
225 sq.ft. (20.9 sq.m.) approx.



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HELPING YOU THERE

PASTURE CRESCENT, CHAPEL ALLERTON, LEEDS, LS7 4QS

TOTAL FLOOR AREA : 1100 sq.ft. (102.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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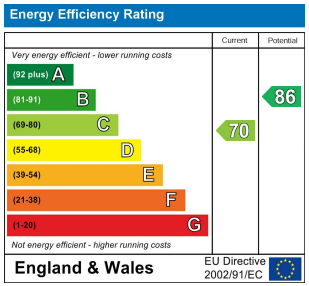
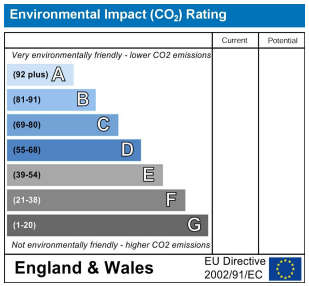




Entrance Porch
3'6" (max) - 3'0" (max)

Lounge
18'9" (max) - 17'3" (max)
Gas burner with surround, radiators and stairs to the upper and lower levels.

Kitchen Dining Room
18'9" (max) - 17'3" (max)
Gas hob with extractor over, fan oven, sink with drainer, radiator, boiler, tiled splash back, storage under the stairs, door to the yard and a range of wall and base units.

1st Floor Landing
7'6" (max) - 5'6" (max)
Stairs to the upper and lower levels.

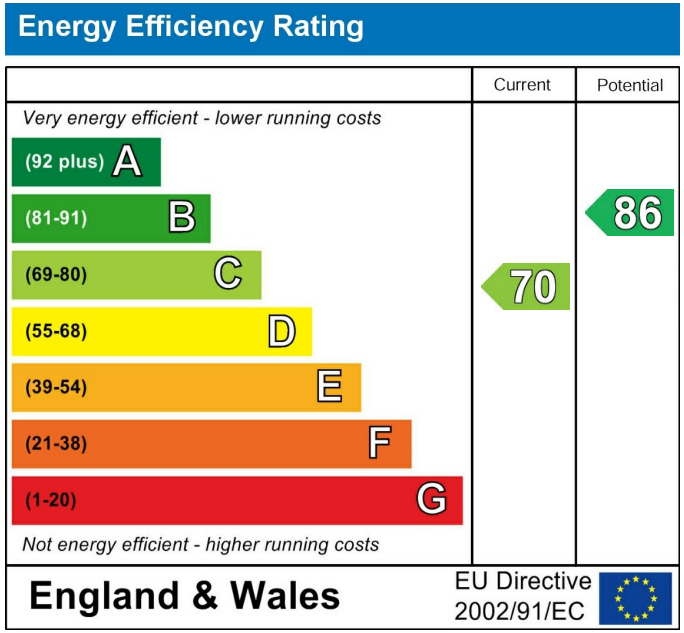
Master Bedroom
13'9" (max) - 11'3" (max)
Feature fire place with surround and radiator.

2nd Floor Landing
7'6" (max) - 5'6" (max)
Stairs to the lower level.

Bedroom Two
11'3" (max) - 10'6" (max)
Radiator, Velux window and built in wardrobes.

Bedroom Three
7'6" (max) - 6'9" (max)
Radiator and Velux window.

Front Yard
Mainly paved areas with wrought iron fences and gate, with stairs to the basement and the front door.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.