



3 Pasture Place, Chapel Allerton, Leeds, LS7 4QU
Energy Rating: D | Council Tax Band: B
Asking Price £350,000

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3 Pasture Place, Chapel Allerton, Leeds, LS7 4QU

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SUPERB FIRST TIME BUYER OPPORTUNITY – GREAT FOR GROWING FAMILIES - BACK-TO-BACK TERRACED PROPERTY - THREE BEDROOMS - FABULOUS BASEMENT KITCHEN DINING - YARD TO THE FRONT - AMPLE ON STREET PARKING - CHAPEL ALLERTON - UTILITY ROOM – RECENTLY INSTALLED FOUR PIECE BATHROOM SUITE

A terrific opportunity for first time buyers, growing families and anyone looking for an immaculate move in house, this back to back terraced property, beautifully presented. 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, Gledhow Valley Park. There is a yard to the front and ample on street parking, externally. Internally, it briefly comprises; kitchen dining room and utility 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. Outside there is a west facing yard to the front and ample on street parking. Energy rating - D

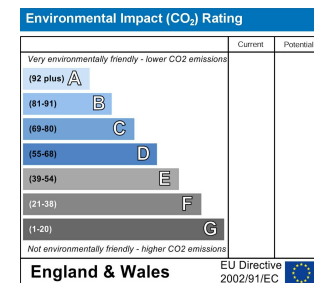
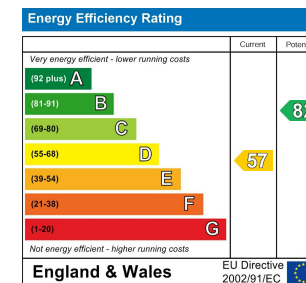
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PASTURE PLACE, CHAPEL ALLERTON, LEEDS, LS7 4QU

TOTAL FLOOR AREA : 1050 sq.ft. (97.5 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) - 2'9" (max)
Door to front yard.

Lounge

18'6" (max) - 17'3" (max)
Gas fireplace, radiator, smart self learning thermostat and bay window with view over the front yard.

Kitchen Dining Room

16'9" (max) - 15'6" (max)
Fan oven, with gas hob and extractor hood, ceramic sink with mixer tap, dish washer, under counter fridge, central island with breakfast bar and a range of wall and base units.

Utility Room

10'2" (max) - 7'9" (max)
Housing combi boiler.

1st Floor Landing

6'6" (max) - 5'9" (max)
Stairs to upper and lower levels.

Master Bedroom

13'9" (max) - 12'3" (max)
Built in wardrobes and radiator.

Bathroom

8'3" (max) - 6'6" (max)
Tumbled lime stone floor, moisture resistant panel walls, panel bath, shower cubicle with glass

enclosure, wash hand basin with vanity under, heated towel rail and w/c.

2nd Floor Landing

6'6" (max) - 4'0" (max)
Stairs to lower levels.

Bedroom Two

12'3" (max) - 10'3" (max)
Radiator and velux window.


Bedroom Three/ Office

6'6" (max) - 6'3" (max)
Velux window and radiator.

Front Yard

Mainly paved with stairs to basement and to front door. Dwarf wall and foot gate to street.

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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.









