



MORFITT SHAW

Independent Estate Agents

Pasture Street, Chapel Allerton



A far larger than average characterful three bedroom back to back terraced home, with many original features including attractive windows and cast iron fireplaces. Enjoying a highly regarded Chapel Allerton location on the 'Pastures' within a minute's walk of local cafes and restaurants. An early viewing is highly recommended.

£214,950

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Introduction

A charming back to back terraced property, providing characterful three bedroom accommodation which retains many original features including cast iron fireplaces and attractive windows. Providing larger than usual accommodation and enjoying a particularly attractive outlook across mature woodland, this property is one of the very best on the 'Pastures'.

Peacefully located in an established and sought after backwater, the property enjoys a first rate location within a minute's walk of the centre of Chapel Allerton. With easy access to Leeds centre as well as local cafes and restaurants within Chapel Allerton. An early viewing is highly recommended to fully appreciate this superb home.

Accommodation

With gas central heating, and all original windows.

To the ground floor: Entrance lobby

Original hardwood front entrance door with light over.

Spacious sitting room and dining area 17'6 x 12'3

Wide window to the front. Ceiling light, coving and picture rail. TV and telephone points, door to the first floor staircase. Recessed store cupboards with glazed display cupboard over.



Kitchen 11' x 6'8

Window to the front, door to the cellars. Fitted with a range of attractive base and wall cupboards with laminate work surfaces. Integrated gas hob with extractor over and oven under, breakfast bar, stainless steel sink unit with mixer tap. Stripped and polished floorboards and space for fridge freezer.



Cellars

Room 1 15'9 max x 17'4

Window and hard wood door to the front. Ceiling light.

Further useful store room.

To the first floor: Landing

Staircase to the second floor, ceiling light.

Bedroom 1 14' x 12'4

Window to the front. Ceiling light and picture rail, cast iron fireplace.



Refitted bathroom

Leaded and obscured window to the front. Freestanding bath, walk in shower cubicle, low suite wc and pedestal wash basin. Ceramic tiled floor, part tiled walls and heated towel rail. Wall light point and ceiling light.



To the second floor: Landing

Ceiling light.

Bedroom 2 14' x 12'3

Velux window to the front. Ceiling light and stripped and polished floorboards. Cast iron fireplace.

Bedroom 3 8'6 x 7' extending to 8'10

Velux window to the front, ceiling light and stripped and polished floorboards.

Outside

Block paved low maintenance garden with brick wall and gate to the front.



Directions



From our office, turn right on to Street Lane and take a left at the Harrogate Road traffic lights. Upon entering Chapel Allerton, turn left on to Woodland Lane and take the second left on to Pasture Lane. Take the second right on to Pasture Avenue and Pasture Street in the last left. The property is identified by a Morfitt Shaw 'For Sale' board on the left

hand side.

Agent's notes : The property is freehold. All mains services are provided. Viewing strictly by appointment only.

Conveyancing: Recently, we conducted a survey of over forty conveyancers in the Leeds area. We used these results to appoint three local solicitors to our panel. All three were placed in the best eight for lowest fees. As well as offering good value for money, they are crucially, very reliable, quick and effective. Please call us for details.

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Big enough to impress, small enough to care.