



MORFITT SHAW

Independent Estate Agents

Halcyon Hill, Chapel Allerton



Set within attractive and private lawned gardens, this spacious four bedroom detached family home now provides the opportunity to update and refit to suit individual tastes. Ideally located on a quiet cul de sac on the edge of Chapel Allerton, an early viewing is highly recommended.

£349,950 – No chain

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Introduction

A substantial detached home, now providing an ideal opportunity to update and refit, to provide spacious and characterful four bedroom accommodation. Although there is potential to improve much of the work that is needed is only cosmetic, as the property does have PVCu double glazing and central heating. Set within superb, private lawned garden with generous parking and detached garage, the property enjoys a superb cul de sac position on the edge of Chapel Allerton, close to excellent restaurants and exclusive shops, with Leeds centre an easy commute.

The generous accommodation, with two attractive original fireplaces, briefly comprises; entrance porch, hall, sitting room, dining room, breakfast kitchen, downstairs wc, four bedrooms, bathroom and separate wc.

Accommodation

With gas central heating, PVCu double glazing and security alarm system.

To the ground floor: Entrance porch

Half glazed entrance door, windows to the side and two wall light points. Ceramic tiled floor.

Entrance hall

Obscure glazed double entrance doors, staircase to the first floor, two ceiling lights and coving. Decorative wall moulding.

Downstairs wc

Low suite wc and pedestal wash basin. Ceiling light and extractor unit.

Sitting room 16' x 15'

Leaded bay window to the front, with stained glass detailing. Gas fire set within an attractive Art Deco fireplace, and having fitted cupboards to either side. Ceiling light and coving, decorative wall moulding. TV and telephone points.

Dining room 16' x 13'

Window to the front with stained glass detailing. Gas fire set within a superb original stone fireplace. Window to the side, ceiling light and decorative wall frieze. Telephone point.

Spacious breakfast kitchen 17'2 x 10'1

Window to the rear, obscure glazed rear entrance door. Fitted with a range of base cupboards with laminate work surfaces and part tiled walls. Integrated electric hob with extractor over and eye level double oven. Plumbing for washing machine, ceramic tiled floor and two ceiling lights.

Larder

Obscured window to the rear, space for fridge freezer and ceiling light. Ceramic tiled floor and shelving.

Pantry

Ceiling light and shelving.

To the first floor: Landing

Original stained glass staircase window. Two ceiling lights and coving. Access to the loft.

Bedroom 1 15'8 x 13'

Windows to the front and side. Recessed wardrobes and wall mounted electric fire. Pedestal wash basin with mirror and light over. Ceiling light, coving and telephone point.

Bedroom 2 14'10 x 12'

Window to the front. Ceiling light, two wall light points and coving. Two recessed wardrobes.

Bedroom 3 10'6 x 8'5

Windows to the side and rear. Ceiling light and fitted wardrobes.

Bedroom 4 9'6 x 7'

Window to the rear, ceiling light.

Bathroom

Obscured window to the rear. Panelled bath with electric Triton shower over, pedestal wash basin and fully tiled walls. Airing cupboard and ceiling light.

Separate wc

Obscured window to the side, low suite wc and wash basin. Part tiled walls and ceiling light.

Outside

The property is set within superb, private gardens to all sides, with generous driveway parking and large detached garage. To the front of the property is an attractive, traditional stone wall with the tarmac drive having stone gate posts and providing ample parking. The front lawned garden is screened by established trees and shrubs, with stocked flower and shrub borders.



The rear garden is fully enclosed by established laurel, with other mature shrubs such as lilac, and a generous lawn. Deep stocked beds, and detached garage with up and over door.

Directions



From our office, turn right on to Street Lane, and turn left on to Harrogate Road at the traffic lights. Pass the King Lane junction, and Halcyon Hill is a small cul de sac on the right hand side. The property is identified by a Morfitt Shaw 'For Sale' board on the right 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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Are you selling? We offer free, no obligation valuation and market appraisals. Please call us on 0113 393 0113. **Morfitt Shaw opening times :** Monday–Saturday 9.00-5.30, and open until 8pm on Wednesday, Sunday 12.00–3.00pm.

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Big enough to impress, small enough to care.