



24 Wensley Drive, Chapel Allerton, Leeds LS7 3QW

- *Extended 4 Bedroom Semi-Detached Family Home*
- *2 Reception Rooms & Kitchen/Diner*
- *Long Driveway for up to 5 Cars*
- *Log Cabin in Rear Garden*
- *Situated on one of the largest plots on this Street.*
- *EPC Rating D*

A large, extended and well presented four bedroom semi-detached family home over two floors, with a long driveway for up to 5 cars, set back further from the road than most of the other houses on this street and located on this very popular residential area of Chapel Allerton. The property comprises of; entrance hallway, downstairs W.C., lounge, family room, kitchen open planned to dining room with French door leading to rear garden, 4 bedrooms and bathroom. It also benefits from gas central heating, double glazing bar entrance hall, stripped original internal wooden doors...

£360,000

... and landing windows which are original leaded feature windows and in keeping with the character of the house, large front garden, landscaped rear garden with a log cabin. This popular suburb of Chapel Allerton has many restaurants, bistros, bars, independent shops, hairdressers, banks, supermarkets, Scott Hall Sports Centre, Chapel Allerton Tennis and Squash club. There are also a number of good local schools nearby and good local transport services into Leeds, as well as link roads to Leeds City Centre, Harrogate, Bradford and beyond. There is scope for a further side extension and loft conversion, if needed (subject to permission), and is ideal for families and couples alike. Immediate viewing is essential.

Open Porch

Open porch with tiled flooring.

Entrance Hallway

Wooden entrance door with leaded window and a leaded feature window to either side, two radiators, spotlighting, useful cupboard and stairs leading to the first floor.



Downstairs W.C.

Comprising of a W.C., hand basin with mixer tap, opaque double glazed window to the side, Amtico bevelled tiled flooring, extractor fan and two lights.

Lounge

Double glazed uPVC bay window, curved bay radiator, feature open fireplace with wooden mantelpiece and stone hearth, stunning parquet flooring, coving and ornate Victorian style cornice to the ceiling.



**Lounge
(2nd View)**



Family Room / Sitting Room

This extended room has original feature open fireplace with metal surround and stone hearth, wooden parquet flooring, two radiators, floor to near ceiling double glazed windows and double glazed uPVC doors leading to the rear garden.



**Family Room / Sitting Room
(2nd View)**



Kitchen/Diner

Modern bespoke fitted kitchen comprising of a range of fitted wall and base units with complimentary work surfaces, 1 1/2 sink inset into the wooden worktop with mixer tap, built-in gas cooker with 5 burners with extractor fan over, electric fan oven, spotlighting, Amtico bevelled tiled flooring, space for full sized fridge/freezer, washing machine, dishwasher.



Kitchen/Diner (2nd View)

Open planned to the dining area with a double glazed uPVC window to the front and side, Amtico bevelled tiled flooring and double glazed uPVC French doors leading to the rear garden.



Kitchen/Diner (Dining View)



1st Floor Landing

Original leaded feature picture window to the side and access to loft.

Master bedroom

Double glazed uPVC bay window to the front over looking the front garden, a range of built in floor to ceiling wardrobes and radiator.



Master bedroom (2nd View)



Bedroom 2

Double glazed uPVC window to the rear, three built in, floor to ceiling double wardrobes and radiator.



Bedroom 2 (2nd View)



Bedroom 3

Double glazed uPVC window over looking the rear garden, laminate flooring, radiator, space for a bed, wardrobe and chest of drawers.



Bedroom 4

Double glazed uPVC window to the front, laminate flooring, radiator, space for a bed, wardrobe and chest of drawers.



Bathroom

Modern fitted bespoke bathroom comprising of walk in shower cubicle with rainfall shower head and adjustable shower head, bath, vanity basin with mixer water fall tap, W.C., two opaque windows to the side, extractor fan, chrome effect towel radiator, Amtico bevelled tiled flooring, fully tiled walls, bathroom cabinet with mirrored doors and spotlighting.



Bathroom (2nd View)



Bathroom (3rd View)



Outside

The property is situated one of the larger plots on this street. To the front there is a good sized fairly private lawn garden with shrubs, bushes, trees, fencing and wall to the borders. The gated long driveway can hold up to 5 cars runs to the side of the property.



Outside (2nd View)

To the rear, the landscaped garden which has been divided up into specific areas, whether it be the lawned area for kids to play or relaxation, the pebbled area for alfresco dining or sitting.



Outside (3rd view)



Outside (Log Cabin)

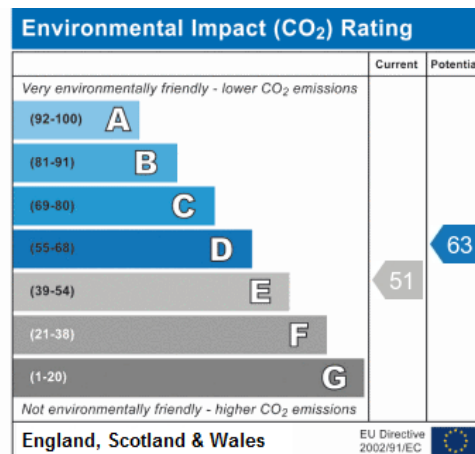
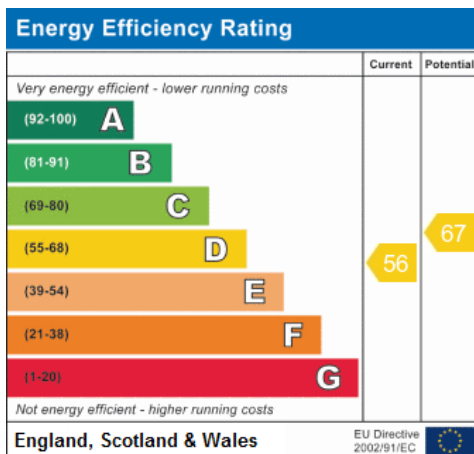
This log cabin is currently used as an office but could easily be used as a home gym or children play room. It is fully insulated and has power and lighting, with French doors and two double glazed windows.



Outside (Front View From gates)

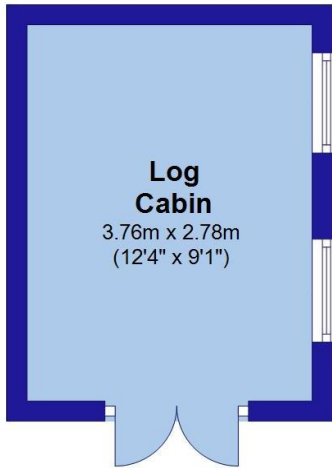


Energy Performance Certificate



Ground Floor

Approx. 80.6 sq. metres (867.3 sq. feet)

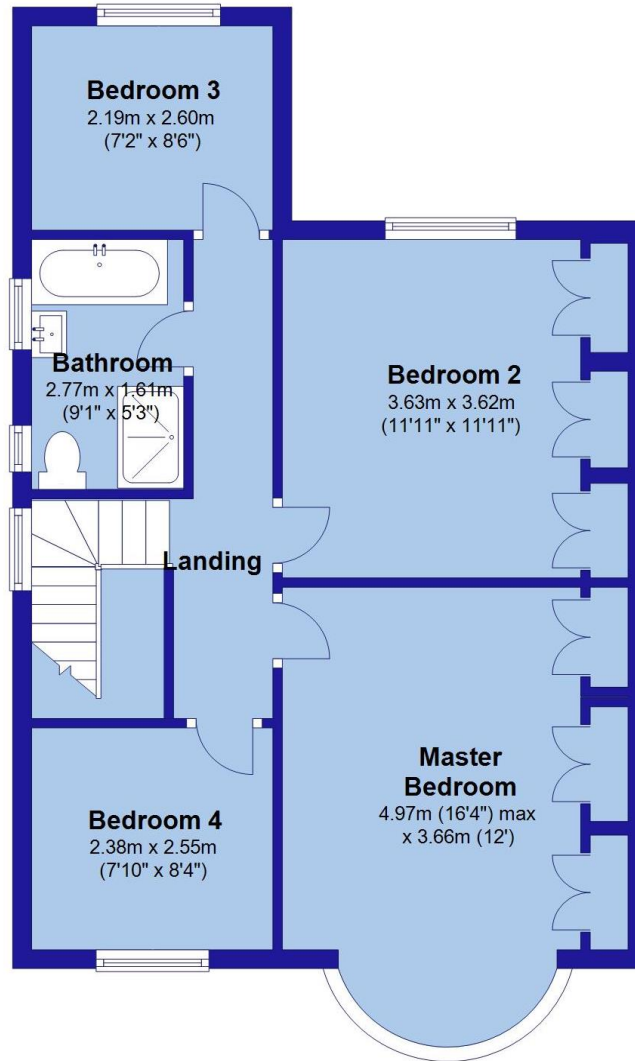


Floor plan: To view the interactive floor plan visit www.clearproperties.co.uk or scan this →



First Floor

Approx. 54.5 sq. metres (586.4 sq. feet)



Total area: approx. 135.1 sq. metres (1453.8 sq. feet)

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