

103 Scott Hall Grove, Chapel Allerton/Potternewton border,
Leeds, West Yorkshire, LS7 3JH
£124,950 Freehold

walkersmale



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Set across a PROMINENT CORNER SITE with AN IMPRESSIVE WIDE FRONTAGE and the advantage of a LOVELY OPEN OUTLOOK TOWARDS PLAYING FIELDS on the opposite side of Scott Hall Road plus IMMEDIATE ACCESS TO THE ADJACENT PLAYING FIELDS in Scott Hall Grove, an excellent opportunity, equally suitable for a couple or family to purchase this MOST APPEALING SEMI-DETACHED RESIDENCE. This LOVELY HOME, which, is situated in AN EXTREMELY CONVENIENT LOCATION barely a minute's walk from regular bus services to Leeds, is also within easy walking distance (barely ten minute's across playing fields) of the vibrant centre of Chapel Allerton with an excellent choice of shopping facilities, popular restaurants, wine bars and traditional flagged floor pubs. The property is also within easy reach (only several minute's drive by car) of Moortown, Meanwood and Headingley offering further very good shopping facilities and other amenities and with a choice of supermarkets including both Waitrose and Sainsbury's. The property has BEEN OCCUPIED BY THE SAME FAMILY FROM NEW (1934) and provides WELL PRESENTED and VERY WELL LIT ACCOMMODATION including a GUEST CLOAKROOM/WC (an excellent facility for a young family or for a dependent relative) and A THIRD BEDROOM OF GOOD SIZE. Offered with the BENEFIT OF IMMEDIATE VACANT POSSESSION and therefore NO CHAIN ABOVE, the property which also has THE ADVANTAGE OF A GARAGE, is further enhanced by the VERY PLEASANT GARDENS and would be IDEAL FOR FIRST TIME BUYERS.

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ACCOMMODATION: The property, which, has GAS CENTRAL HEATING, also has THE ADVANTAGE OF UPVC DOUBLE GLAZED SEALED UNIT WINDOWS in character wood grain effect to the exterior and which include a useful tilting and inwardly opening facility. There is also THE BENEFIT OF CAVITY WALL and LOFT INSULATION for economy and comfort and the property has A WATER METER. The WELL PRESENTED ACCOMMODATION with GENEROUS WINDOW SPACE providing GOOD NATURAL LIGHT, also has some LOVELY ORIGINAL FEATURES creating MUCH CHARM and CHARACTER and briefly comprises;

GROUND FLOOR

DECORATIVE CANOPY Provides covered access to the...

HARDWOOD FRONT DOOR With fanlight, leading to the...

"L" SHAPED ENTRANCE HALL With cloaks hanging rail, central heating radiator with display ledge above and lovely original exposed pine framed door with the original handles and lock, providing immediate access to the...

SITTING ROOM Which is AN ELEGANT, WELL-LIT ROOM with cornice to the ceiling enhancing the style. There is a GENEROUS WIDE BAY with hardwood sill, to the front elevation, incorporating UPVC double glazed sealed unit windows and the central one of which has a useful tiling and inwardly opening facility and central heating radiator beneath plus an adjacent area of parquet-style floor and timber panelling. There is THE BENEFIT OF A VERY PLEASANT OPEN OUTLOOK TOWARDS PLAYING FIELDS plus PASSING INTEREST, A LOVELY WIDE EXPANSE OF SKYLINE and NO OTHER PROPERTIES FACING! Tiled fire surround with an enclosed real flame coal effect gas fire and an attractive feature and the focal point of the room and original exposed pine framed door with original handles and lock providing DIRECT ACCESS TO/FROM the...

BREAKFAST-SNACK KITCHEN Fitted with a range of tall, high-level louvre

fronted wall units including a deep corner storage unit and the original "dresser" providing useful shelved storage space and a display area. Modern single drainer stainless steel inset sink with chrome dual-flow tap beneath the UPVC double glazed sealed unit non-opening "picture" window FRAMING PART OF THE VERY PLEASANT REAR GARDEN OUTLOOK and once again with NO OTHER PROPERTIES' WINDOWS FACING! Side working surfaces - beneath which there is plumbing and space for an automatic dishwasher on one side and plumbing and space for an automatic washing machine on the other side. Central heating radiator with wide display shelf or further working surface above, practical ceramic splash tiling, service for gas cooker, vent for tumble dryer and hardwood rear outer door.

WALK-IN FLOOR TO CEILING STORE PLACE With good natural light provided by the UPVC double glazed sealed unit non-opening window with frosted glass plus an electric light. Ideal for vacuum cleaner/ironing board and other storage purposes. It also houses the wall mounted Vaillant condensing combination central heating boiler with Magna Clean function.

GUEST CLOAKROOM Which is a very useful facility for young families or for a dependent relative. The modern white fittings comprise low suite WC and wall hung wash hand basin with chrome dual flow tap. Tumbled marble style mosaic effect vanity ledge with mirror above and matching tiled floor. Three halogen spotlights on track to the ceiling and an extractor fan.



STAIRCASE With hand rail and UPVC double glazed sealed unit window to the side elevation incorporating a tilting and inwardly opening facility and providing good natural light to the landing.

FIRST FLOOR

LIGHT LANDING With EXPOSED ORIGINAL PINE SPINDLED RAILING plus the original exposed pine framed doors to the bedrooms and the bathroom, enhancing the charm and character of the first floor.

BEDROOM 1 With the FEATURE ORIGINAL DECORATIVE CAST IRON FIREPLACE, picture rail and RECESSED WARDROBE with cupboard space above. Wall mounted display/bookshelves and a wide vanity/dressing table top. Central heating radiator beneath the UPVC double glazed sealed unit window, to the front elevation, with tilting and inwardly opening facility and from where there is THE BENEFIT OF AN OPEN OUTLOOK ACROSS PLAYING FIELDS on the opposite side of Scott Hall Road.

BEDROOM 2 Also with the LOVELY ORIGINAL CAST IRON CORNER FIREPLACE and A RANGE OF FITTED WARDROBES with DEEP CUPBOARD SPACE ABOVE (virtually only the bed required to complete the room!). Picture rail and central heating radiator beneath the UPVC double glazed sealed unit "picture" window FRAMING AN OUTLOOK OVER OTHER PROPERTIES' GARDENS and AN INTERESTING DISTANT VIEW.

BEDROOM 3 Which is A THIRD BEDROOM OF GOOD SIZE and the bulk head is part of the room, offering potential to form part of the bed base. Wall mounted display/bookshelf, picture rail and central heating radiator beneath the UPVC double glazed sealed unit "picture" window ENJOYING THE SAME OUTLOOK, ASPECT and PASSING INTEREST as from bedroom 1.

BATHROOM With white suite comprising bath with tiled panel, dual-flow tap and Mira ADVANCE shower unit above the bath with full height ceramic tiling to the adjacent walls and shower curtain, wash hand basin and SECOND LOW SUITE WC with mirror inset in the tiles above. UPVC double glazed sealed unit window with patterned glass for privacy, central heating radiator and twin pine doors created from the original door.

ALUMINIUM LOFT LADDER From the landing leads to some.....

USEFUL, PART-BOARDED STORAGE SPACE With electric light.

OUTSIDE

FRONT: VERY PLEASANT, ENCLOSED, MAINLY LAWNED GARDEN to the front, with shallow border plus an interesting variety of low-growing



shrubbery including Hydrangeas and decorative railings on the front walls incorporating a complementing hand gate.

SIDE: Further small, neat piece of lawn and an established Rhododendron bush.

REAR: ENCLOSED, SHELTERED, MAINLY PAVED and GRAVELLED PATIO STYLE GARDEN designed for ease of maintenance and ideal for tubs of shrubs and plant displays, garden relaxation furniture and barbeque equipment. There are also climbing roses, Honeysuckle and Passionflower plants a USEFUL GARDEN SHED and outside tap.

Twin wrought iron gates lead to the...

DETACHED CONCRETE SECTIONAL GARAGE With up and over door, power point, strip light and storage shelves.

PLEASE NOTE: The extent of the property and its boundaries are subject to verification by an inspection of the deeds.

VIEWING ARRANGEMENTS: Strictly by appointment through Walker Smale's North Leeds Property Showroom, telephone 0113-2785812.







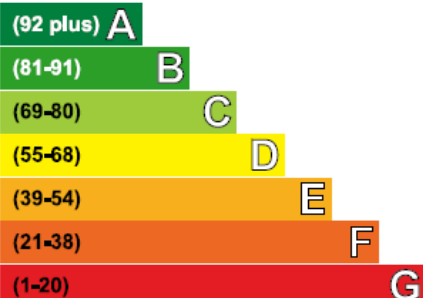
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Energy Efficiency Rating

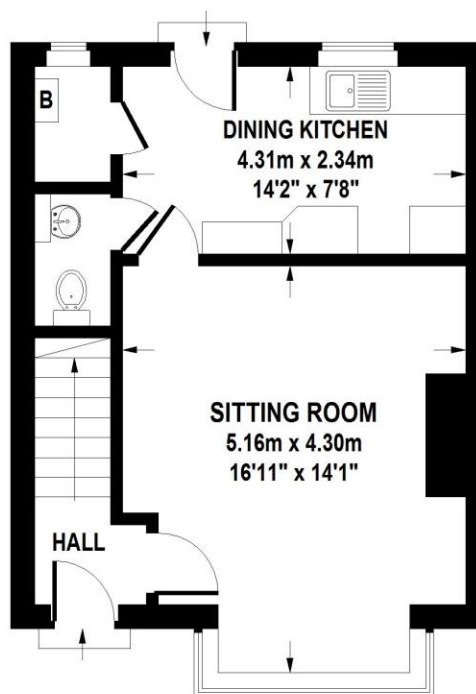
Very energy efficient - lower running costs



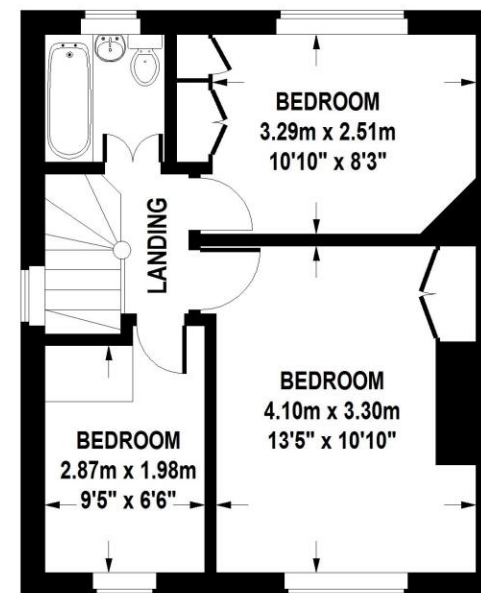
Not energy efficient - higher running costs

Current	Potential
68	83

Floorplan



GROUND FLOOR



FIRST FLOOR

103 SCOTT HALL GROVE

This plan is for reference only and is in accordance with PMA guidelines.

It is not to scale and all measurements are approximate.

Fixtures and fittings are for illustrative purposes only and do not form part of a contract. (ID 388136)



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