



**Stoneacre**  
Properties

184 Harrogate Road  
Chapel Allerton  
Leeds LS7 4NZ  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		
	EU Directive 2002/91/EC	

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BUY SELL RENT MANAGEMENT FINANCE LEGAL



## Reginald Mount, Chapeltown, LS7 3HN

**£200,000**

\*\*\* BEAUTIFULLY RESTORED 5 BEDROOM END TERRACE \*\*\* NO ONWARD CHAIN \*\*\* Stoneacre Properties are pleased to be able to offer for sale this fantastic five bedroom end terraced home which has been sympathetically restored by the current owners. The property has retained many original features including stripped floorboards, cornicing and high ceilings to name a few. The property is ideally situated between Leeds City Centre and the popular North Leeds suburb of Chapel Allerton with great transport links to both. The accommodation comprises entrance hall, access to cellar, front reception room, large open plan kitchen diner with rear access to the garden. On the first floor there are two large double bedrooms, single bedroom and generous bathroom, the second floor has a further two bedrooms with potential to add an en-suite. This property must be viewed to appreciate the quality of accommodation on offer.

- FIVE BEDROOMS
- END-TERRACED HOME
- FRONT & REAR GARDENS
- LOCATED IN LS7
- NO ONWARD CHAIN
- EPC RATING E



## ENTRANCE HALL

Stripped floorboards, radiator and door and stairs leading down to cellar.

## FRONT RECEPTION ROOM

Wood burning stove, stripped floorboards, two radiators and double glazed window.

## KITCHEN DINER

Bespoke handcrafted ply cupboards and drawers, stainless steel sink and drainer, built in dishwasher, space for free standing range cooker and fridge. The room has stripped floorboards and cork tiled flooring, original feature fireplace, two radiators, two double glazed windows and door leading to rear garden.

## CELLAR

Large cellar space with plumbing for washing machine and tumble dryer.

## FIRST FLOOR LANDING

Stripped floorboards and double glazed window.

## MASTER BEDROOM

Stripped floorboards, radiator and double glazed window.

## BEDROOM TWO

Stripped floorboards, radiator and double glazed window.



## BEDROOM THREE / DRESSING

Currently fitted out as a walk in wardrobe with industrial rails and shelving. The room has stripped floorboards, radiator and double glazed window.

## BATHROOM

Fully tiled bathroom with suite comprising; bath, shower cubicle, W.C, wash hand basin, bidet and heated towel rail.

## SECOND FLOOR LANDING

Painted floorboards and double glazed window.

## BEDROOM FOUR

Painted floorboards, radiator, large storage cupboard (potential to turn into en-suite) and Velux window.

## BEDROOM FIVE

Radiator and double glazed window.

## EXTERNAL

The property benefits from front and rear gardens. The rear garden has a patio area, raised beds with the remainder laid to lawn.

