



Bank View, Chapel Allerton, Leeds, LS7

Asking Price £795,000

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Tucked away in this enviable location is this opulent five bedroom mid terrace property that has recently undergone a full renovation, complimented by a stunning 145 ft garden. The current owners have thoughtfully retained a multitude of character features, throughout their modernisations. Every aspect of this intelligent, beautiful design is with family in mind.

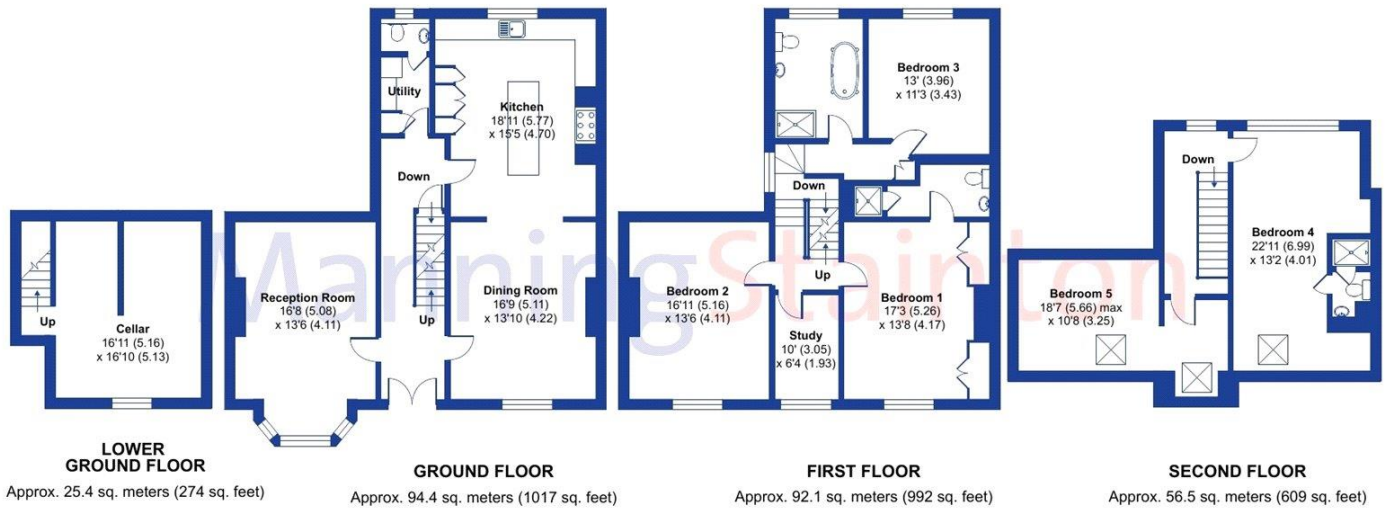
With internal accommodation arranged over four floors and boasting an impressive 2892 square feet in brief comprises: a welcoming, light and airy entrance hallway, with parquet flooring. Off the hallway is a skilfully designed boot room/ utility and WC with underfloor heating. Perfect for any growing family. The bespoke kitchen is simply stunning, designed by Neptune and benefiting from a lifetime guarantee, with stylish wall and base units and a central island, high specification integrated appliances and underfloor heating. An open rectangular archway leads into the elegantly proportioned dining room which overlooks the garden and features restored original architraves and ceiling rose. The separate, spacious lounge boasts a marble fireplace with storage and shelving built into the chimney breast recesses, and a bay window which fills the room with natural light.

The first floor accommodation has been intelligently reworked, now offering three bedrooms with the master being an en-suite, with a study and a family bathroom. The master bedroom benefits from bespoke fitted wardrobes and has a door through to the en-suite shower room, which has a walk-in shower, wash hand basin and low level WC, with underfloor heating. There is a handy study, offering tranquil views over the garden. The family bathroom is fitted with an elegant four piece suite, the features of note are the underfloor heating, walk-in waterfall shower and a free-standing claw foot roll-top bath. To the second floor the landing provides access to two further double bedrooms and a third bathroom.

The property is situated within walking distance to both Chapel Allerton and Meanwood, yet hidden from Stainbeck Lane offering the best of both worlds when it comes to rural and urban living. This is an extremely rare opportunity to purchase a completely renovated family home, with a garden measuring approximately 145 feet in length.

Externally, the landscaped garden has a raised patio area perfect for al-fresco dining, two vegetable patches and is then predominantly laid to lawn. The current owners have also added a bespoke tree house, a thoughtful addition for any family. Parking for approximately 5 cars, electric gates, security light, electric vehicle charger, tap and power socket. There is also off-street parking for one car off Bank View.





Approximate Area = 2892 sq ft / 268.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2022. Produced for Manning Stainton. REF: 825537

Tenure:

Freehold

Any information in relation to the length of lease, service charge, ground rent and council tax has been confirmed by our sellers. We would advise that any buyer make their own enquiries through their solicitors to verify that the information provided is accurate and not been subject to any change. *Please note that additional fees could be incurred for a leasehold pack as part of the purchase price.

Council Tax Band:

D

Viewing:

By appointment only through our Oakwood branch.

Agents Notes:

All measurements have been taken using electronic measuring devices and are only approximate.

We work with a number of specially selected companies and have pre-agreed competitive rates for our customers. If you use our Conveyancing Service then we will receive a referral fee from Move With Us Ltd. Our average fee earned is two hundred and eighty five pounds. If you use our Removals Service then we will receive a referral fee from The Shires Removal Group Limited. Our average fee is one hundred and five pounds. Please note that you are under no obligation to use any of these recommended services.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		72
(55-68) D		
(39-54) E	45	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

