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Hawthorn View  
Chapel Allerton  
Leeds  
LS7 4PL  
£330,000



0113 246 4860

5/6 St Chad's Parade, Otley Road,  
Far Headingley, Leeds. LS16 5JH

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## Property Details & Area Map

- Refurbished Four Bedroom Mid Terrace
- Spacious and Light
- Period Features
- Excellent Location
- Modern Kitchen and Bathroom
- Close to Chapel Allerton Centre and Amenities
- Private Rear Courtyard
- New Carpets and Windows Throughout
- Generous Cellar for Storage
- High Ceilings

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## Property Description

A beautifully renovated, four-bedroom period terrace set over three stories and just a stones throw from bustling Chapel Allerton centre, with it's fantastic array of amenities and transport links to Leeds City Centre.

This absolutely superb and deceptively spacious property spans three floors and has been sympathetically renovated, maintaining many of its original features, but also benefitting from new windows and carpets plus a modern kitchen and bathroom.

The rooms throughout are bright and airy with high ceilings and large windows. An entrance hallway with original floorboards leads to two reception rooms - the first reception room to the front incorporating a stunning original cast iron fireplace with decorative hearth, and another carpeted reception room to the rear offering access to a generous cellar and leading through to a modern kitchen.

The kitchen features a selection of gloss wall and base units incorporating an electric oven with gas hob and overhead extractor, stainless steel sink, plus space and plumbing for a washing machine. An external door from here opens onto a small courtyard garden.

To the first floor can be found 1 generous double bedroom and 1 single, both incorporating integral storage. The family bathroom - also on the first floor, has been beautifully modernised with feature black rainfall shower over bath, pedestal wash hand basin, WC and black towel radiator.

On the second floor is a further two double bedrooms - 1 with original exposed brick cast iron fireplace and a separate adjoining dressing area featuring inbuilt hanging space and a skylight, and the other double bedroom overlooking the front of the property with further inbuilt storage.

Externally to the front there is ample on road parking. To the rear can be found a small but well-proportioned courtyard garden with gated rear access, the courtyard is also accessible from the kitchen.

# Gallery



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## Property Details

### Area Description and Map

The property itself is situated at the heart of Chapel Allerton high street where can be found a variety of popular amenities including multiple independent cafes, a fruit shop, fishmongers and cheese shop, an Italian delicatessen, charming independent cafes and shops, plus three supermarkets (Co-op, Aldi and Lidl). Scott hall and David Lloyd are two gyms with swimming pools nearby.

A short walk or bike ride to Chapel Allerton or St James' hospitals and well connected by bus to Harrogate and Leeds city center - Hawthorn View is only 3.4 miles away from Leeds Train station.

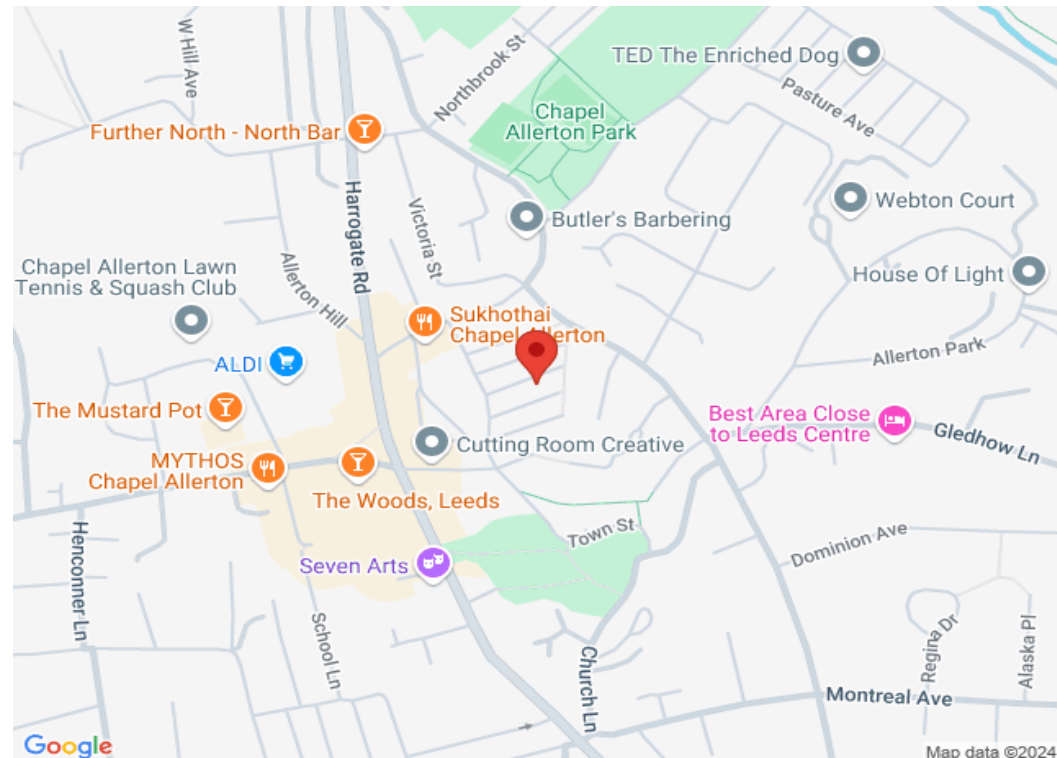
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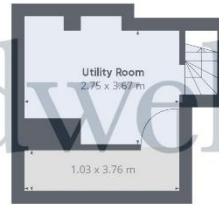
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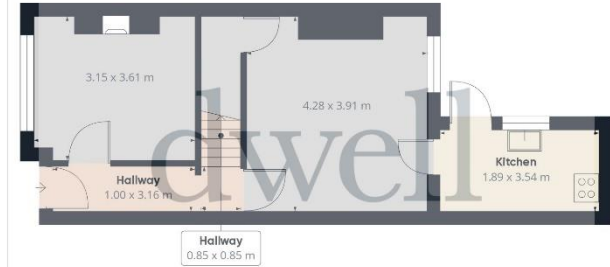
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# Floor Plan

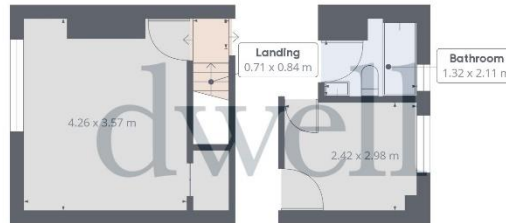
## Floor Plan - Total floor area 113.46



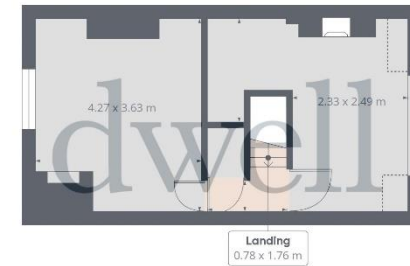
Lower Ground Floor



Ground Floor



Floor 1



Floor 2



Approximate total area<sup>1)</sup>  
113.46 m<sup>2</sup>  
Reduced headroom  
0.96 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only. Calculations are based on RICS IPMS 3C standard.

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**Agents Note:** Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

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