



18 Savile Drive, Chapeltown
£285,000

This characterful and thoughtfully extended four-double-bedroom, three-bathroom home is presented in turn-key condition. Perfect for a growing family, the property seamlessly blends its original charm with modern, contemporary living. Stepping inside, a striking entrance porch with a stained-glass door opens into a spacious hallway. The large, inviting living room features fitted window shutters and a real coal fire, creating a perfect space to unwind. A large second reception room which could be used as a dining room. It could also be used as a dining room. To the rear, the dining kitchen is equipped with contemporary units and built-in appliances—ideal for family meals and entertaining. The ground floor has been extended to include a highly practical, modern shower room with a double, walk in shower. A major highlight of this property is the full-height cellar running directly underneath. Offering excellent storage versatility, a portion of this space is currently utilised as a dedicated utility room. The first floor boasts a massive master bedroom that overlooks the open greenery of the park, complete with a feature fireplace. A second excellent-sized double bedroom sits on this level, alongside a contemporary family shower room with a large double cubicle and bidet toilet. The top floor offers two further double bedrooms. Bedroom four features an ingenious, space-saving built-in double bed unit and wardrobes. A modern family bathroom with a full white suite serves this floor. Outside the property boasts an enviable position directly opposite the park and has a built in electrical charger . The front garden is

South-facing garden and offers a sunny oasis. EPC RATING TBC - FLOORPLAN TO FOLLOW

AREA GUIDE

Chapeltown is a vibrant, culturally diverse inner-city area in north-east Leeds, located about two miles from the city centre. Excellent transport links. With beautiful outlooks over Norma Hutchinson park which has a fantastic children's play area, football pitch and exercise area which is wonderful for families.



15a Stonegate Road, Meanwood, Leeds, West Yorkshire, LS6 4HZ

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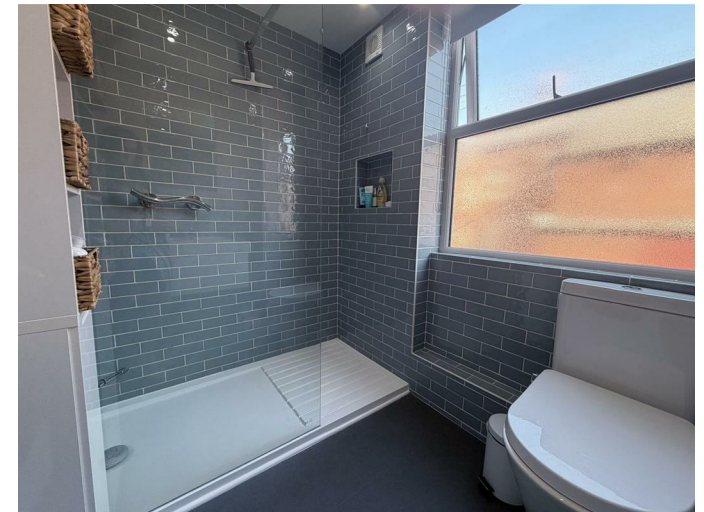


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WATER METER

There is a water meter in the property

FLOORPLANS

This plan is included as a service to our customers and is intended as a GUIDE TO LAYOUT only. Not to scale, and to be used for illustration purposes only

FIXTURES AND FITTINGS

NONE OF THE SERVICES OR FITTINGS AND EQUIPMENT HAVE BEEN TESTED AND NO WARRANTIES OF ANY KIND CAN BE GIVEN, ACCORDINGLY, PROSPECTIVE PURCHASERS SHOULD BEAR THIS IN MIND WHEN FORMULATING THEIR OFFERS.

THE SELLER DOES NOT INCLUDE IN THE SALE ANY CARPETS, LIGHT FITTINGS, FLOOR COVERINGS, CURTAINS, BLINDS, FURNISHINGS, ELECTRIC/GAS APPLIANCES (WHETHER CONNECTED OR NOT) OR ANY OTHER FIXTURES AND FITTINGS UNLESS EXPRESSLY MENTIONED IN THESE PARTICULARS AS FORMING PART OF THE SALE.

EPC

The EPC graph (shown above) has been prepared by an external company on our behalf and is a document wherein we have no responsibility

EPC RATING

TBC

ANTI MONEY LAUNDERING CHECKS

Anti-Money Laundering (AML) Checks

As part of making an offer, we're required by law to complete Anti-Money Laundering (AML) checks to confirm the identity of all purchasers. To cover the cost of this process, a fee of £48 inc VAT per buyer is payable when your offer is accepted. This is a standard requirement for all buyers and helps us ensure your offer can be progressed as quickly and smoothly as possible.

VIEWINGS

Please ring us to make an appointment. We are open from 9am to 5.30pm Monday to Friday and 9am-1pm Saturday. Alternately, please feel free to leave us a voicemail out of hours with your information and we will call you back.

PARKING

The parking at the property is on street

