



Woodland Lane, Chapel Allerton, LS7
£375,000 Freehold SSTC

 **Fowler & Powell™**

Woodland Lane, Chapel Allerton, LS7

Tucked away on a charming street, this beautifully designed home is the perfect blend of character, warmth, and modern style. From the moment you step onto the garden-framed pathway leading to the front porch, you'll feel a sense of welcome—a home that instantly feels right.

Inside, the inviting hallway sets the tone with its soft wooden flooring and calming pale green walls, creating the perfect transition from the outside world into your own peaceful retreat.

To your right, the living room is a true sanctuary, bathed in natural light from large front and rear windows. Plush carpeting and a soothing color palette create an effortlessly elegant space to unwind, whether you're curled up with a book or hosting loved ones.

The heart of the home, the kitchen diner, is a light and spacious haven, designed for both function and beauty. Gorgeous grey cabinetry, sleek worktops with subtle silver flecks, and integrated appliances make this space effortlessly stylish. The open-plan layout flows seamlessly onto the patio through large sliding doors, creating the perfect setting for al fresco dining and summer entertaining. A pantry and breakfast bar add to the practicality, making everyday living that little bit easier.

Upstairs, the master bedroom is a dream—serene, airy, and filled with natural light. Soft green tones and plush grey carpets make this a calming retreat at the end of the day. Two additional bedrooms, each beautifully decorated, offer versatile spaces for guests, family, or even a stylish home office.

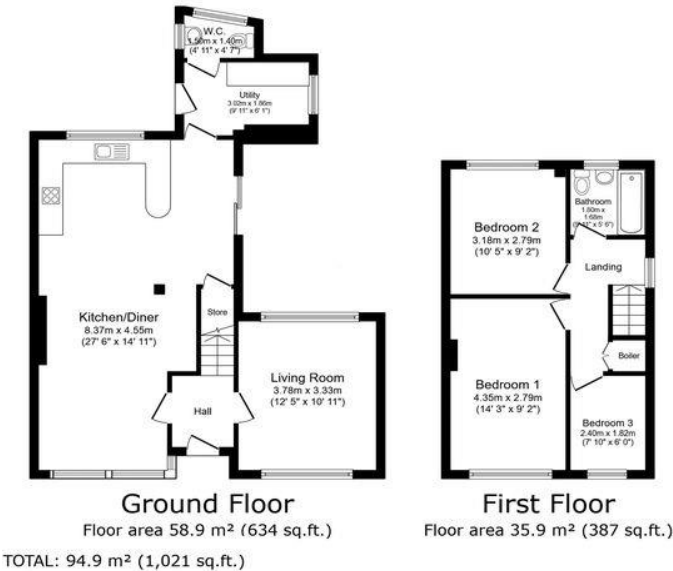
The recently refurbished family bathroom is a spa-like escape, complete with a deep soaking tub, rainfall showerhead, and elegant tiling. Thoughtfully designed to bring a sense of luxury to your daily routine, this is a space to truly relax and unwind.

Step outside to discover not just one, but two garden spaces, each designed for both privacy and enjoyment. The patio area is ideal for morning coffee or evening drinks, framed by lush greenery that ensures a peaceful retreat. Beyond, there's a second garden space, perfect for children to play or for you to create your own private oasis. The external garage is accessible from the back garden as well, perfect for parking or extra storage.

Located next to Chapel Allerton Park, with Harrogate Road's bustling high street just a short walk away, convenience is at your doorstep. Local bars like Further North or the Regent, and family-friendly pubs such as Toby Carvery, are just some of the nearest dining and social options. Grocery shopping is easy with Lidl, Aldi, Co-op, and Lidl all close by. For families, Little Owls Nursery, Chapel Allerton Primary School, and Manor Wood Primary School provide excellent educational options, with Carr Manor Community School catering to older students. Nature enthusiasts will enjoy nearby Gledhow Valley Woods, ideal for woodland walks. With superb transport links including Harrogate Road, Scott Hall Road, and King Lane, and the city centre just a 10-minute drive away, Woodland Lane is perfectly positioned for both convenience and quality of life.

Council Tax Band: C
Tenure: Freehold
Parking options: Garage

- Downstairs WC and Utility
 - External Garage for Storage and Parking
 - Landscaped Rear Garden
- Open Plan Kitchen-Diner
 - Walking Distance to Chapel Allerton's High Street



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed; they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		84
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.