



Winnipeg Place, Leeds
£475,000

3 bedroom semi-detached house for sale | Freehold



Nestled within a quiet and highly sought-after cul-de-sac, this charming semi-detached home is offered to the market with no onward chain and has been well cared for over many years, presenting a rare opportunity to acquire a property full of warmth, character, and untapped potential.

Situated in the ever-popular area of Chapel Allerton, the property benefits from a vibrant and trendy neighbourhood known for its independent cafés, restaurants, and strong community feel, making it particularly appealing to young professionals and growing families alike.

The accommodation offers well proportioned living space throughout, including a bright bay-fronted living room, a generous kitchen, and three good-sized bedrooms, all ready for a new owner to modernise and make their own. This home presents an exciting opportunity to create a truly bespoke space tailored to individual taste.

Externally, the property enjoys a peaceful position within the cul-de-sac, along with a generous driveway providing ample off-street parking, creating a quiet and practical setting ideal for family living.

This is a rare chance to secure a well-maintained home in one of North Leeds' most desirable locations, with excellent amenities, schools, and transport links nearby.

Tenure: Freehold
Electricity supply: Mains
Heating: Gas Mains
Water supply: Mains
Sewerage: Mains
Broadband: ADSL

Access

w: 1.19m x l: 3.15m (w: 3' 11" x l: 10' 4")

Access through porch which leads through to hall way.

Entrance hall

Stairs leading to the first floor and plate rail. Plumbing for washing machine, sink and drainer. Door to side porch

Living room

w: 3.02m x l: 5.33m (w: 9' 11" x l: 17' 6")

Gas fire, tv point, double glazed windows.

Kitchen/Breakfast Room

w: 4.22m x l: 3.02m (w: 13' 10" x l: 9' 11")

Range of wall and base units with worktop surfaces over.

Side Porch

w: 0.51m x l: 2.29m (w: 1' 8" x l: 7' 6")

From the kitchen with double glazed door to the side of the property.

Sun Room

w: 2.67m x l: 4.83m (w: 8' 9" x l: 15' 10")

Sun room is from the kitchen with view over the rear garden.

WC

Low level w/c and wash basin.

FIRST FLOOR:

Doors to main rooms

Bedroom 1

w: 3.35m x l: 2.16m (w: 11' x l: 7' 1")

Spacious double with built in wardrobes, upvc double glazed window and radiator.

Bedroom 2

w: 3.12m x l: 3.35m (w: 10' 3" x l: 11')

Double bedroom with built in wardrobes, upvc double glazed window and radiator.

Bedroom 3

w: 3.73m x l: 3.07m (w: 12' 3" x l: 10' 1")

Double bedroom with built in wardrobes, upvc double glazed window and radiator.

Bathroom

w: 2.21m x l: 1.83m (w: 7' 3" x l: 6')

Shower, low level w/c, bidet, pedestal wash basin, tiled walls, radiator.

WC**Front Garden**

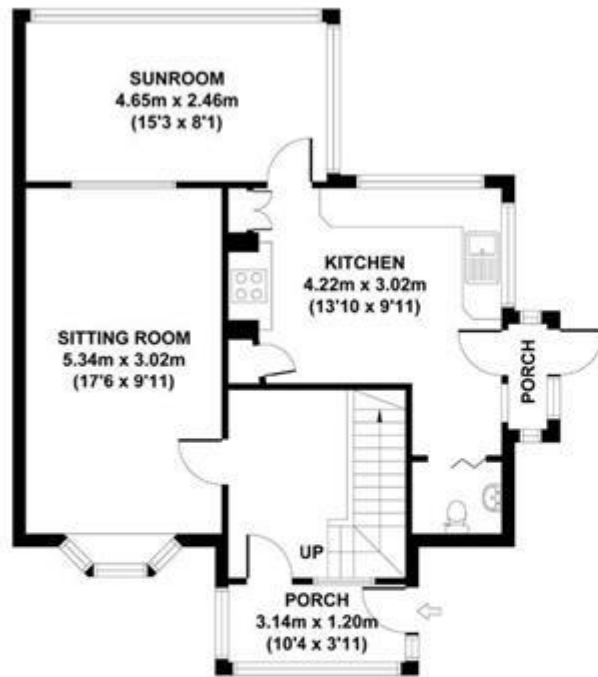
There is a block paving driveway with ample off road parking that leads to a garage with power and lighting. the front garden has a wall to the front with mainly lawn garden.

Rear Garden

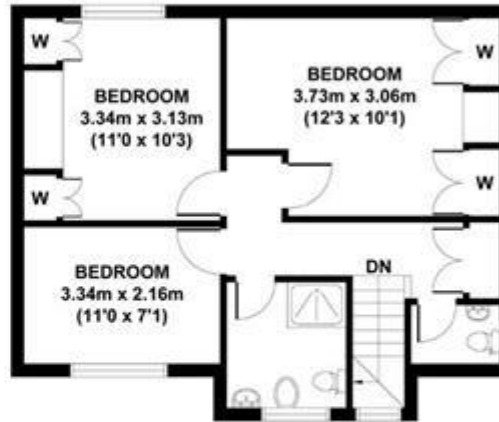
Mainly laid to lawn, patio area and high hedge surrounds.



Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fitments are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.



**GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 58 SQ M**

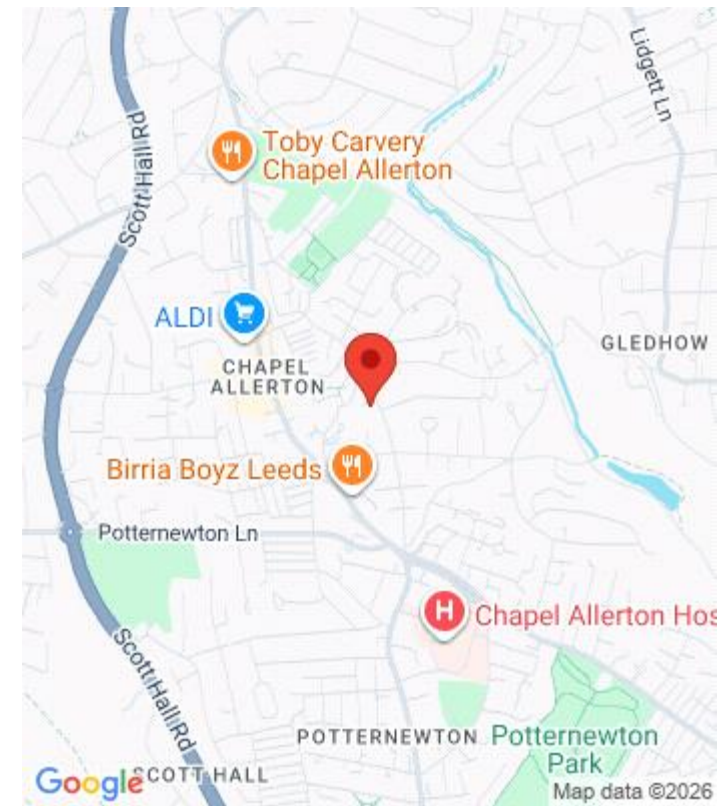


**FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 41 SQ M**

3 WINNIPEG PLACE, LEEDS LS7 4NR

APPROX. GROSS INTERNAL FLOOR AREA 99 SQ M / 1066 SQ FT

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		
(69-80)	C		79
(55-68)	D	63	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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.



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