



Potternewton Lane, Leeds LS7 3LW

welcome to

Potternewton Lane, Leeds

A rare chance to move straight into a fully refurbished, characterful mid-terrace in one of north Leeds' most sought-after neighbourhoods, with a versatile basement that gives you room to grow. No chain.



Summary

Step inside 81 Potternewton Lane and you'll find a home that's been completely reimagined. Fully refurbished from top to bottom, it offers the rare combination of move-in readiness and genuine future potential, thanks to a spacious basement just waiting to be transformed. Positioned perfectly for access to the vibrant café culture of Chapel Allerton and the everyday conveniences of Moortown, with fast links into Leeds city centre, this is a property that works brilliantly for first-time buyers, growing families and savvy investors alike.

Entrance Hall

First impressions count, and this welcoming hallway sets the right tone immediately. Bright and uncluttered, it provides a natural flow into the main living spaces, with the staircase rising to the first floor and convenient access to the downstairs WC. It tells you straight away that the rest of the house has been treated with the same care.

Living Room

A generous, light-filled reception room at the front of the house, anchored by a classic bay window that floods the space with natural light throughout the day. The neutral décor and clean lines make it a versatile canvas equally suited to relaxed family evenings and more formal entertaining.

Dining Room

Open to the kitchen and flowing naturally from the living room, the dining room is the social heart of the ground floor. It's a proper dining space, large enough for a full-sized table and chairs that makes hosting feel effortless. The connection through to the kitchen means the cook is never cut off from the conversation.

Kitchen

Sleek, contemporary and beautifully finished, this is a kitchen designed for real life. Glossy white cabinetry reflects light to keep the space feeling bright and open, while integrated appliances maintain a clean, streamlined look. The layout flows directly into the

dining room, making it as well-suited to a midweek family dinner as it is to a Saturday evening with friends.

Downstairs Wc

A thoughtfully specified cloakroom with WC, hand basin and useful storage below the kind of practical feature that makes a real difference to daily life, especially for families.

Basement

The basement extends across the full width of the house and offers a remarkable amount of space. Whether you envision a home office, a gym, a media room or a self-contained guest suite, the proportions are there to make it happen STBR.

Bedroom One

A spacious principal double bedroom measuring 4.04m x 3.58m (13'3" x 11'9"), offering plenty of room for a king-sized bed, wardrobes and additional furniture. A calm, well-proportioned retreat at the end of the day.

Bedroom Two

Another generously sized double at 4.76m x 2.98m (15'7" x 9'9") - ideal as a guest room, teenager's bedroom or a dual-purpose bedroom and study space. Bright, well-proportioned and flexible.

Bedroom Three

A comfortable single bedroom measuring 2.90m x 1.77m (9'6" x 5'10"), perfectly suited as a child's room, nursery, dressing room or a dedicated home office for those who work from home.

Bathroom

Genuinely impressive for a house of this type, the family bathroom is large, luxuriously finished and a pleasure to use. A full-sized bath with overhead shower takes centre stage, accompanied by a WC and sleek hand basin. The standout detail is the gold-effect hardware, a considered touch that elevates the whole room and signals the quality of the refurbishment throughout the house.

Loft

A spacious boarded loft offering excellent additional storage and presents great potential for future conversion (subject to the necessary permissions),

Outside

To the front, a neat low-maintenance garden makes for an attractive street-side presence. To the rear, a private garden provides an outdoor space, paved for ease of upkeep, with room to arrange outdoor seating and enjoy the warmer months.

Location & Transport

Chapel Allerton village: approx. 0.4 miles
Moortown amenities (supermarkets, retail): approx. 0.6 miles
Leeds city centre: approx. 3.5 miles - regular bus services (routes 2, 3, 36 and others)
Leeds Bradford Airport: approx. 9 miles
Access to the A61 and Ring Road for onward travel by car



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welcome to

Potternewton Lane, Leeds

- Fully refurbished throughout - move in from day one
- Spacious mid-terrace with approx 152 m² (1,637 sq ft) of total floor area
- Three well-proportioned bedrooms across the first floor
- Large basement with exciting conversion potential (home office, gym, media room, guest suite - STBR)
- Modern kitchen with sleek white gloss cabinetry and integrated appliances

Tenure: Freehold EPC Rating: E
Council Tax Band: B

directions to this property:

From Leeds city centre, head north on the A61 Chapeltown Road. Continue through Chapeltown and proceed past the junction with Harehills Lane. At the roundabout junction with Harrogate Road (A61), turn left. After approximately 0.3 miles, turn right onto Potternewton Lane. Number 81 will be found on the right-hand side of the road. Postcode for sat-nav: LS7 3LW.



Please note the marker reflects the postcode not the actual property

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william h brown



0113 269 6226



moortown@williamhbrown.co.uk



406 Harrogate Road, LEEDS, West Yorkshire,
LS17 6PY



[williamhbrown.co.uk](https://www.williamhbrown.co.uk)