



Stoneacre
Properties

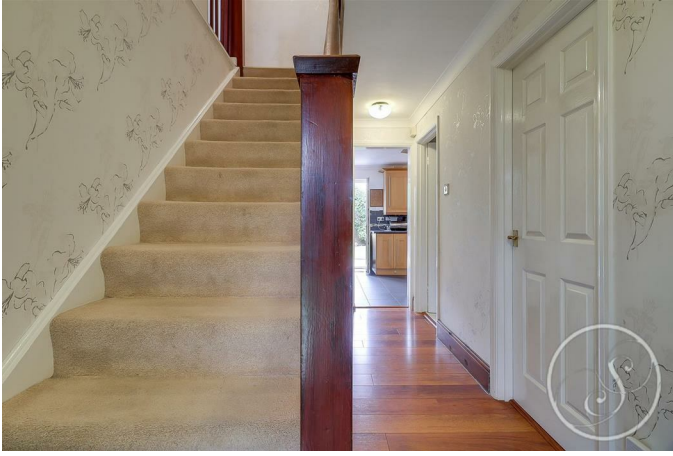


Gypsy Wood Crest, Leeds, LS15 9DZ

£520,000

Stoneacre Properties are excited to offer to the market this large detached family home in Colton Village. Colton Village is ideally placed for easy access to all local amenities, including Colton Retail Park, The Springs Shopping and Entertainment Complex, Crossgates Shopping Centre and local primary and secondary schools. It also offers commuters a short drive to the A1/M1 link road and Crossgates mainline rail station. The property comprises: entrance hall, large lounge/diner, dining room, kitchen/diner, guest wc, four bedrooms, ensuite shower room and bathroom. This delightful home that boasts a corner plot benefits from gardens to the front, rear and side so could be extended if required subject to planning permission. In addition this family home also boasts a double garage that is lofted to provide additional storage. Viewings are essential to appreciate the size and position of this detached home.

Entrance Hall



To the front is a timber door, storage cupboard, central heating radiator, laminate flooring.

Lounge/Diner



Large lounge ideal for a growing family. To the front is a double glazed window. To the rear is a sliding patio door that leads out to the garden. Two central heating radiators. Feature surround with gas fire.

Dining Room



To the front is a double glazed window. Central heating radiator.

Kitchen/Diner



Fitted with a large range of wall and base units with work surfaces over incorporating a one and a half bowl sink and drainer unit. Space and plumbing for an American style fridge/freezer. Integrated dishwasher. Plumbing for automatic washing machine. Vented and space for dryer. Double electric oven, hob with cooker hood over. Cupboard housing alarm panel. Two central heating radiators. To the rear is two double glazed windows and a door leading out to the garden.

Guest WC



Fitted with a wc and wash hand basin. In addition there is a heated towel rail, tiling and a double glazed window to side.

First Floor Landing

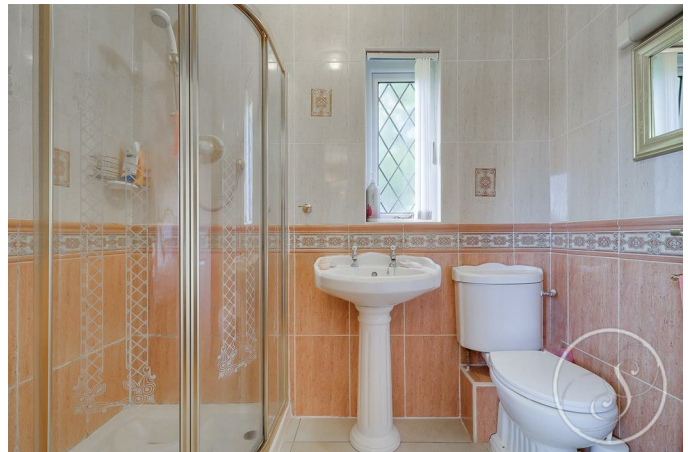
Access to loft. Storage cupboard.

Bedroom One



Fitted with a large range of fitted wardrobes with built in dressing table. To the rear is a double glazed window. Central heating radiator. Access into Ensuite.

Ensuite



Fitted with a shower cubicle, wash hand basin and wc. In addition there is a central heating radiator, tiling and a double glazed window to side.

Bedroom Two



To the front is a double glazed window. Built in wardrobes. Laminate flooring. Central heating radiator.

Bedroom Three



To the front is a double glazed window. Central heating radiator. Built in storage.

Bedroom Four



To the rear is a double glazed window. Fitted wardrobes. Central heating radiator.

Bathroom



Fitted with a bath with hand held shower attachment, shower cubicle, wash hand basin and wc. In addition there is a double glazed window to side, tiling and a heated towel rail.

External



This beautiful family home boasts impressive gardens that are mainly laid to lawn with planted beds and a paved patio.

Double Garage



To the front is two up and over doors. Power and light. Lofted to provide additional storage. Door to rear leading into garden.

Floor Plan

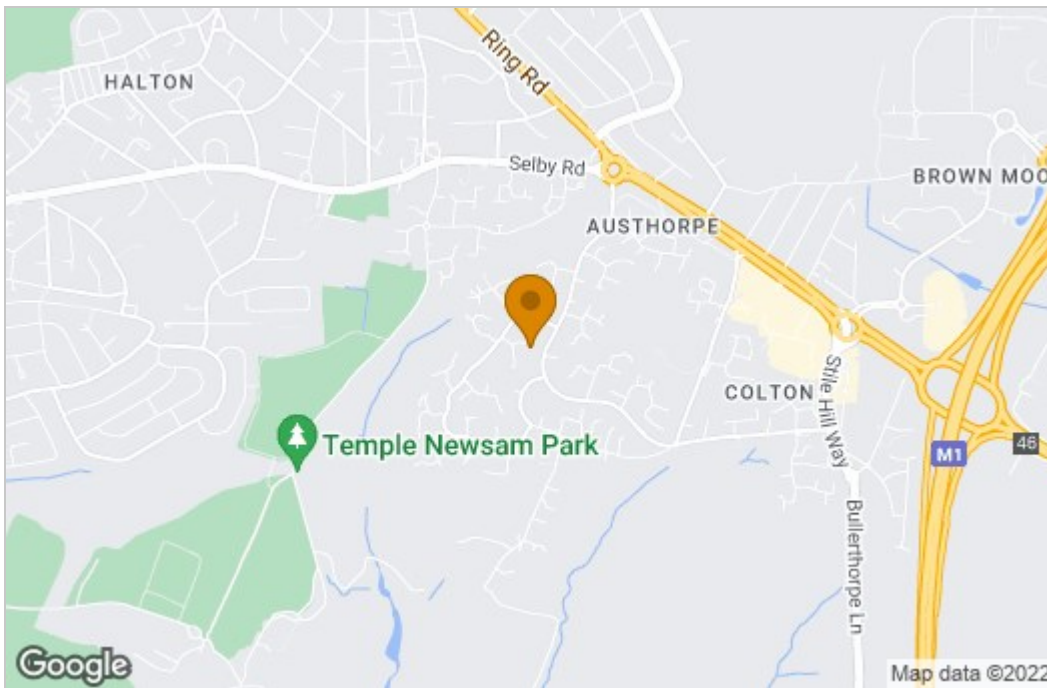


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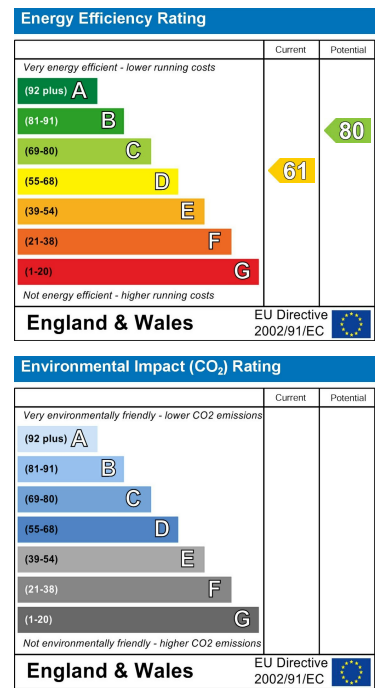
Total Area: 129.7 m² ... 1396 ft²

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows and rooms and any other items are approximate and no responsibility is taken for any error, omissions or mis-statement. The plan is for illustrative purposes only and should be used as such.

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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