



**Stoneacre**  
Properties



**Darnley Lane, Leeds, LS15 9EX**  
**Offers Over £375,000**

Stoneacre Properties are proud to present to the market for sale this stunning extended four bedroom detached family home, located in the sought after area of Colton. Situated near local amenities and schools this property is perfect for a family. With Temple Newsam park close by. Comprising of a kitchen, diner, lounge, utility room and downstairs toilet. To the first floor; four bedrooms with the master bedroom benefiting from an en-suite and the family bathroom. The property also benefits from an integral garage that can be accessed from the utility. Externally the property has a driveway to the front for multiple cars, to the rear is a garden laid to lawn. Viewings are highly recommended to appreciate all this property has to offer.

## ENTRANCE PORCH

Door to the front. Space for coats and shoes. Door leading into kitchen.

## LOUNGE



Double glazed window to the front. Feature fire place. Leading to the dining room at the back. Central heating radiator.

## KITCHEN



Fitted with modern base and wall units; incorporating a dishwasher, electric ovens and electric stove with cooker hood above. Space for a fridge freezer and washing machine. Access to dining room. Storage cupboard.

## DINING ROOM



French doors to the rear garden. Central heating radiator. Space for a dining room table. Access into the utility.

## UTILITY



Fitted with storage cupboards and a sink with drainer. Access to the rear garden, wc, and the garage to the front.

## DOWNSTAIRS WC



Fitted with a wc and wash hand basin.

## FIRST FLOOR LANDING

Access into bedrooms and bathroom.

## BEDROOM ONE



Double bedroom with built in wardrobes. Ensuite shower room. Double glazed window and radiator to the rear.



### ENSUITE SHOWER ROOM



Fitted with a shower cubicle, WC and wash hand basin.

### BEDROOM TWO



Double bedroom with built in wardrobes. Central heating radiator. Double glazed window to the front.

### BEDROOM THREE



Central heating radiator. Double glazed window to the front.

### BEDROOM FOUR/OFFICE



Double glazed window to the side.

### BATHROOM



### GARAGE

Up and over door. Power and lights.

### EXTERNAL

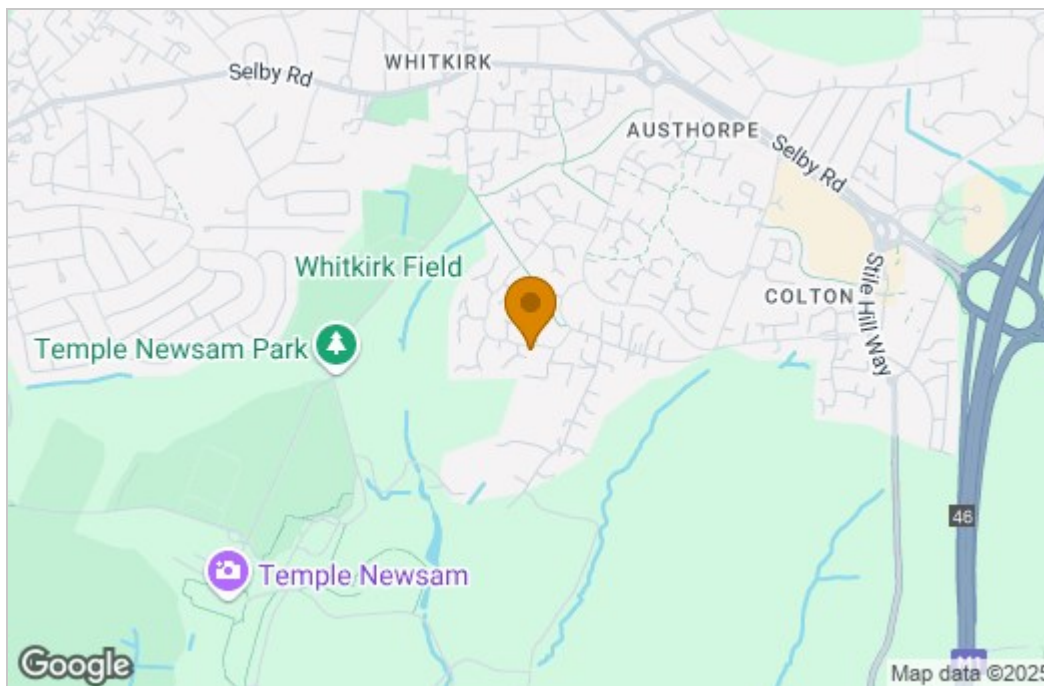


Externally to the front the property has a driveway. To the rear is a garden laid to lawn and a flagged patio. Access down the side of the property to the front.

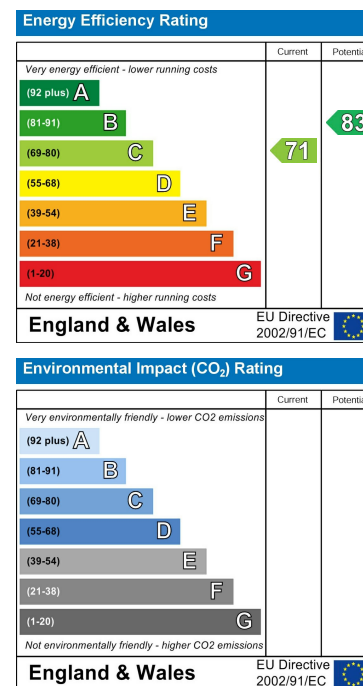
## Floor Plan



## 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.

1 Colton Road, Leeds, West Yorkshire, LS15 9AA  
Tel: 0113 260 9111 Email:  
east@stoneacreproperties.co.uk <https://www.stoneacreproperties.co.uk>

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