



**Stoneacre**  
Properties



**Amelia Stewart Lane, Leeds, LS15 8FS**

**£380,000**

BEAUTIFULLY DETACHED FAMILY HOME LOCATED IN A SOUGHT AFTER ESTATE. Being located on the outskirts of Crossgates this property is ideally positioned to give the owner easy access via local transport links with the M1 nearby and Crossgates train station making commuting easy. Close to local amenities/schools and shops such as the Springs Shopping Centre. Comprising to the ground floor the property consists of a entrance hallway, guest wc. kitchen/diner, lounge and playroom/second sitting room. To the first floor there are four spacious bedrooms with the master benefiting from the ensuite shower room and a family bathroom. Externally the property has a driveway and garden laid to lawn to the front elevation. To the rear is a large garden laid to lawn with patio seating area. This property is not one to be missed, call the office 0113 260 9111 to book a viewing before it is gone.



## ENTRANCE HALLWAY



Open welcoming entrance hallway; stairs to first floor landing, guest wc, central heating radiator. Door to front elevation.

## KITCHEN/DINER



Fitted with a range of wall and base units with integrated dishwasher and washing machine. Space for a fridge freezer. Space for a dining room table. Double glazed window to the front.

## LOUNGE



Cozy lounge with French doors to the rear. Central heating radiator. Access into the playroom/second sitting room.

## PLAYROOM/SECOND SITTING ROOM



Currently used by the owners as a playroom but could be used as another sitting room. Double glazed windows to the front and rear. Central heating radiator.

## GUEST WC



WC, corner sink and central heating radiator.

## FIRST FLOOR LANDING

Large landing with two storage cupboards and access into the loft.

## MASTER BEDROOM



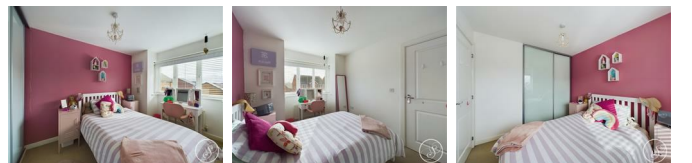
Double bedroom with fitted wardrobes. Double glazed window to the front. Central heating radiator. Ensuite.

## ENSUITE



Comprising of a shower, wash hand basin and wc. Window to the rear. Central heating radiator.

## BEDROOM TWO



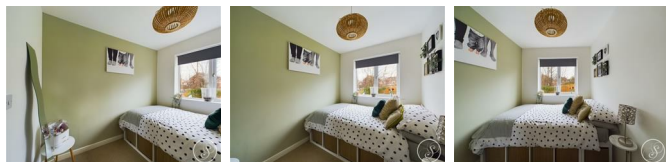
Fitting wardrobes. Double glazed window to the rear. Central heating radiator.

### BEDROOM THREE



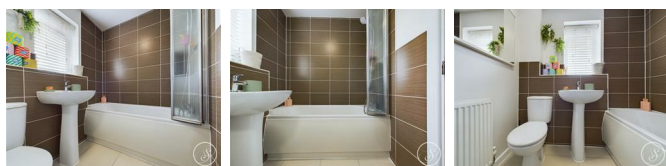
Fitting wardrobes. Double glazed window to the front. Central heating radiator.

### BEDROOM FOUR



Spacious fourth bedroom. Double glazed window to the rear. Central heating radiator.

### FAMILY BATHROOM



Comprising of a bath with hand held shower above, wc, wash hand basin, central heating radiator.

### EXTERNAL

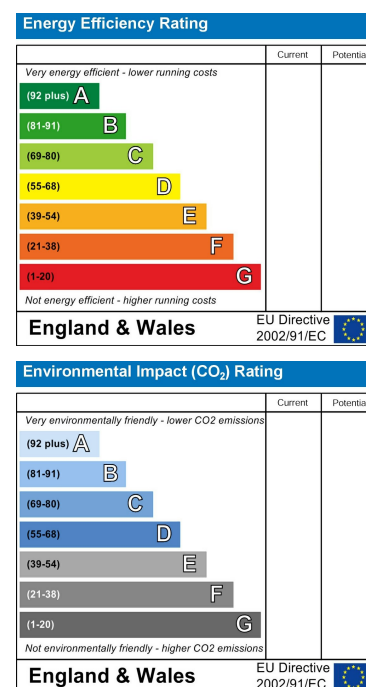
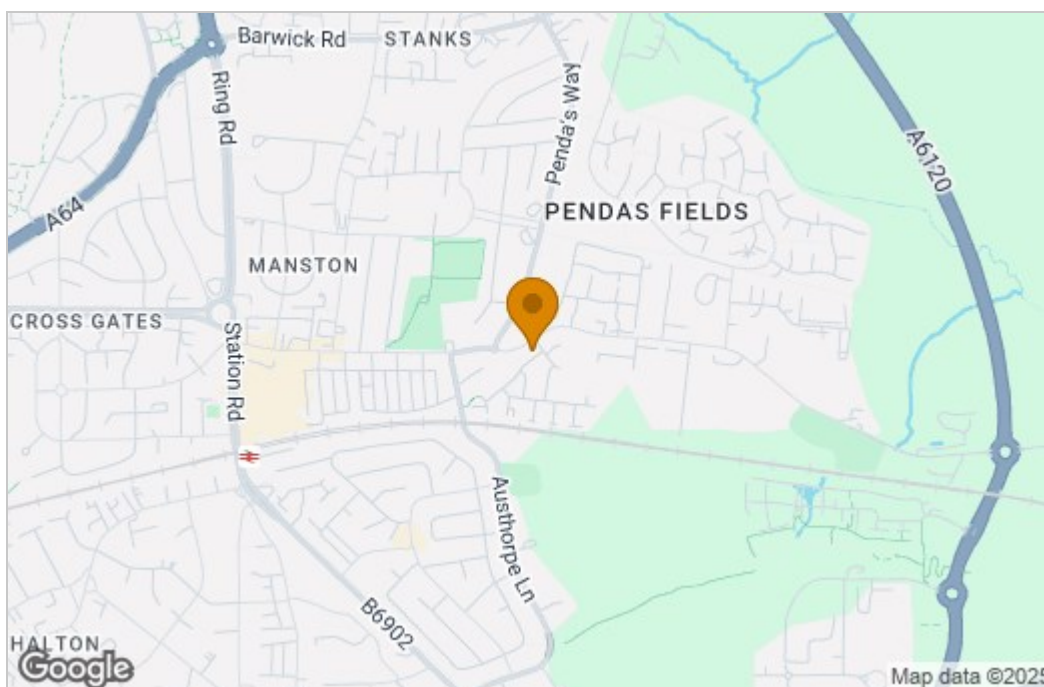


To the front of the property there is a driveway and garden laid to lawn with mature shrubbery adding further privacy to the property. To the rear is a good sized garden laid to lawn. Patio seating area. Outdoor tap and electric socket. Shed and further storage.

## Floor Plan



## Area Map



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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