



Stoneacre
Properties



Holmsley Lane, Leeds, LS26 8RY

£750,000

Situated on Holmsley Lane in the popular area of Woodlesford is this executive detached family home offering a perfect blend of modern living and elegant design. With five generously sized bedrooms, including two with en-suite facilities, and a house bathroom this property is ideal for families seeking both comfort and style. Upon entering, you are greeted by a spacious entrance that flows seamlessly into a contemporary kitchen/diner/family room, creating an inviting space for both relaxation and entertaining. In addition the ground floor boasts a utility room, guest wc and a lounge with double doors that open up into the kitchen/diner/family room. From the entrance hall you can also access the garage/games room. Additionally, the balcony leading off the bedroom offers stunning views, allowing you to enjoy the picturesque surroundings from the comfort of your own home. This property is not just a house; it is a sanctuary for families looking to create lasting memories. With its impressive layout, high-quality finish and a solar panel, this home is a rare find. Do not miss the opportunity to make this stunning residence your own.

Entrance Hall



Beautiful entrance with staircase leading to first floor. Spacious under stairs storage ideal for coats and shoes. Two double glazed windows. Underfloor heating. Access into garage/games room.

Kitchen/Diner/Family Room



This beautifully equipped kitchen offers a fabulous space for families that enjoy dining and entertaining. Fitted with a large range of wall and base units with work surfaces over incorporating a Island with sink and drainer unit. Range style cooker with cooker hood over. Built in microwave. Space for American style fridge/freezer. Dishwasher and two wine fridges. There is ample space for a large dining table and a seating area for entertaining. Doors lead out to the garden. Access into utility. Underfloor heating.

Utility Room



Plumbing for washing machine. Space for dryer. Access into garage and wc. Double glazed window. Underfloor heating.

Guest Wc



Fitted with a wc and wash hand basin.

Lounge



Great family room with space for plenty of seating. Two double glazed windows to the front aspect. Feature fire. Underfloor heating. Double doors into the entrance hall and also the kitchen/diner/family room.

First Floor Landing



Built in storage cupboard. Access into a part boarded loft.

Master Bedroom

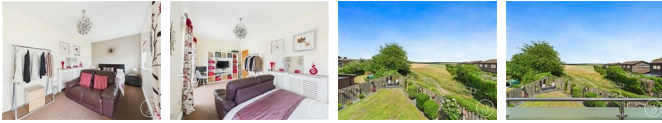


This great master bedroom offers a fabulous space with ample of room to relax. Built in wardrobes and access to an ensuite. In addition there is two double glazed windows and two central heating radiators.

Ensuite

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

Bedroom Two



To the rear is a double glazed window and French doors that lead out to a wonderful balcony with stunning views. In addition there is a central heating radiator and ample of space.

Bedroom Three



To the front is a double glazed window. Central heating radiator and built in wardrobes.

Bedroom Four



To the front is a double glazed window. Central heating radiator and built in wardrobes.

Bedroom Five



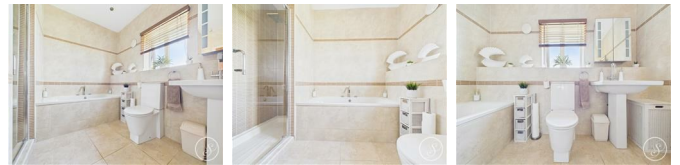
Double glazed window. Central heating radiator. Built in wardrobe and access into an ensuite.

Ensuite



Fitted with a walk in shower, wash hand basin and wc. In addition there is a shaver point, tiling, double glazed window and a heated towel rail.

Bathroom



Fitted with a double walk in shower, bath, wc and wash hand basin. In addition there is a double glazed window, tiling and a heated towel rail.

External



To the front this gated property boasts ample parking for multiple vehicles. The rear garden can be accessed via either side. To the rear is a delightful garden that is mainly laid to lawn with various seating areas and storage.

Double Garage



Currently the garage is used as a games room but provides a versatile space for families. To the front is an electric door allowing easy access for vehicles if required. The garage/games room can also be accessed from the entrance hall and utility room.

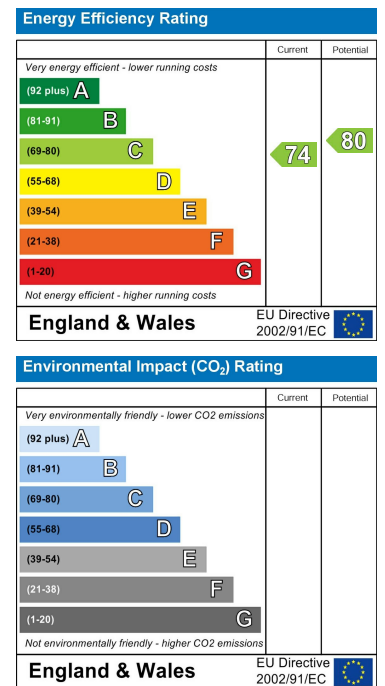
Floor Plan



Area Map



Energy Efficiency Graph



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