



Stoneacre
Properties



Barrington Way, Leeds, LS15 8GJ

£359,995

This property is vacant and ready to move into, making it an ideal choice for buyers seeking a straightforward and stress-free purchase. Located in a quiet cul-de-sac, this spacious four-bedroom detached home offers a well-balanced layout perfect for family living. The ground floor features a bright and airy lounge, a modern kitchen-diner with integrated appliances, a separate utility room, and a convenient downstairs WC. Upstairs, you'll find four generously sized bedrooms and a contemporary family bathroom. Outside, the property benefits from a private rear garden, driveway parking, and a garage. With no onward chain, this home is perfectly positioned for quick completion and immediate occupancy.

ENTRANCE HALL WAY

Door to the front. Central heating radiator. Storage cupboard.

LOUNGE

Double glazed window to the front elevation. Central heating radiator.

GUEST W/C

Double glazed frosted window to the front. Low flush w.c. Sink. Central heating radiator.

KITCHEN/DINER

Range of wall and base units. Integrated fridge/freezer, electric cooker. Gas hob with extractor fan above. Sink and drainer. Double glazed French doors leading to the rear garden. Two large double glazed windows to the rear. Central heating radiator. Storage cupboard with space for washing machine and dryer.

FIRST FLOOR LANDING

Central heating radiator. Two storage cupboards housing the boiler and the water tank.

BEDROOM ONE

Double glazed window to the rear elevation. Fitted wardrobes. Central heating radiator.

ENSUITE

Double glazed frosted window to the rear. Walk in shower. Low flush w.c. Sink. Heated towel rail.

BEDROOM TWO

Double glazed window to the front elevation. Fitted wardrobes. Central heating radiator.

BATHROOM

Double glazed frosted window to the front. Bath with shower above. Sink. Low flush w.c. Heated towel rail.

SECOND FLOOR LANDING

Doors leading to bedroom three, four and bathroom.

BEDROOM THREE

Window to the front elevation. Central heating radiator.

BEDROOM FOUR

Double glazed window to the rear. Central heating radiator.

BATHROOM

Velux window. Low flush w.c. Sink. Bath with shower above. Heated towel rail.

EXTERNAL

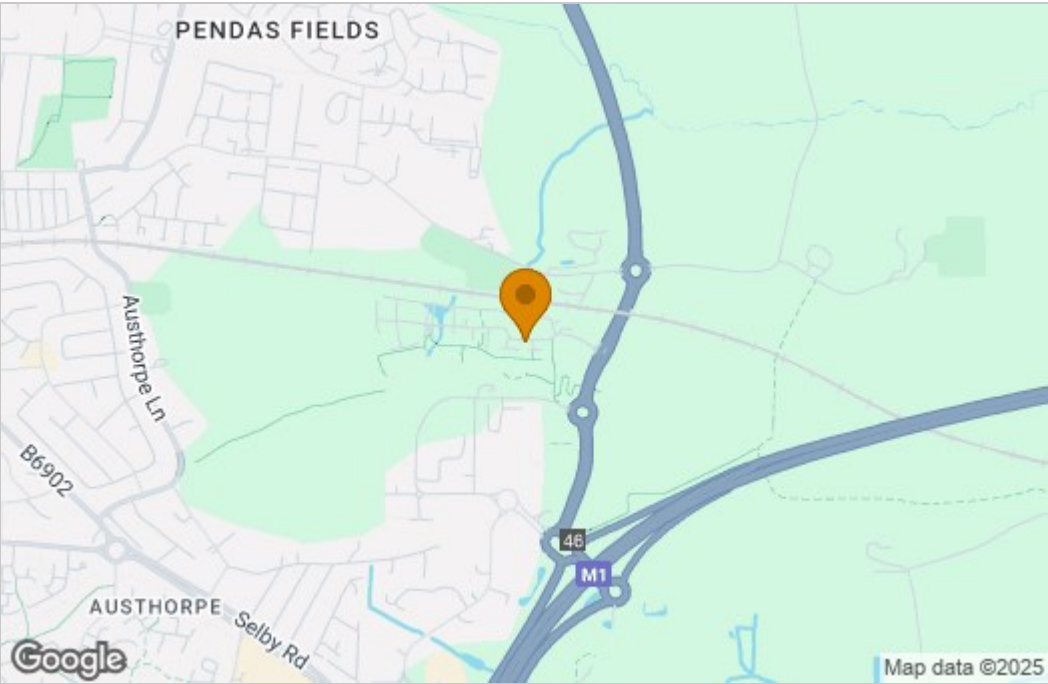
Driveway to the side of the property. Grass laid to lawn to the rear of the property.

GARAGE

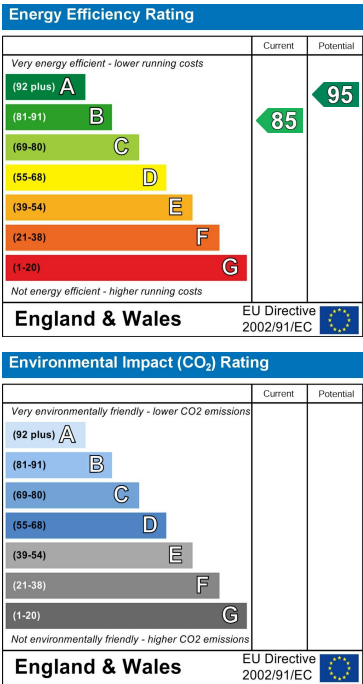
Up and over door.

Floor Plan

Area Map



Energy Efficiency Graph



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