



Stoneacre
Properties



Birchfields Avenue, Leeds, LS14 2HT

£380,000

*****QUIET CUL DE SAC LOCATION*****

Offered for sale is this beautiful four bedroom detached family home. The property is positioned in a wonderful spot and boasts stunning gardens to the front and the rear. Additionally this property benefits from some extra land to the side that is a real bonus. Comprising: entrance hall, guest wc, modern kitchen, lounge/diner, four great size bedrooms and a bathroom. There is also an integral garage with power and light. This spacious home is beautifully presented throughout and would make a delightful family home.

Entrance Hall



Door to front. Built in storage cupboard. Central heating radiator. Staircase leading to first floor.

Lounge/Diner



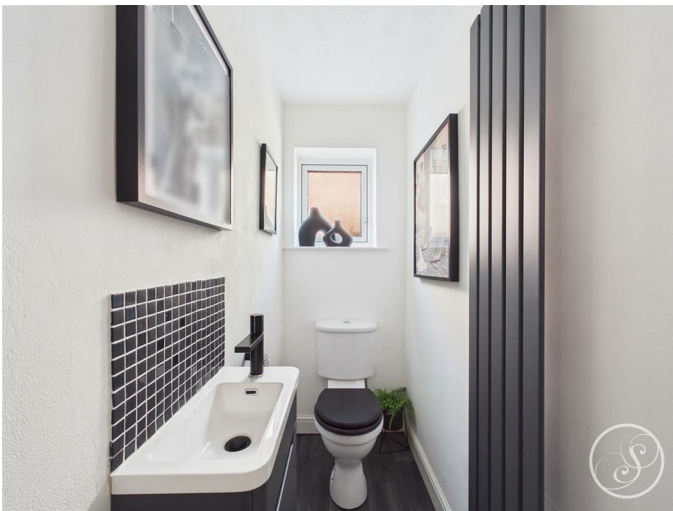
To the front is a double glazed window. To the rear is French doors that lead out to the garden. Fire with feature surround. Ample space for a family dining table. two central heating radiators.

Kitchen



Fitted with a large range of wall and base units with work surfaces over incorporating a sink and drainer unit. Double oven, hob with extractor fan over. Integrated fridge/freezer, washing machine and dish washer. External door to side. Double glazed window overlooking the garden.

Guest WC



Fitted with a wc and vanity wash hand basin. In addition there is a double glazed window and a modern tall central heating radiator.

First Floor Landing

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

Bedroom One



Large bedroom with two double glazed windows to the front. Ample built in wardrobe space. Additional built in storage cupboard. Two central heating radiators.

Bedroom Two



Double room. To the rear is a double glazed window. Central heating radiator.

Bedroom Three



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

Bedroom Four



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

Bathroom



Fitted with a white suite comprising bath with shower over, vanity wash hand basin and wc. In addition there is tiling, heated towel rail and a double glazed window to the rear.

External



To the front is a driveway that leads to an integral garage and a beautiful garden to the rear is a true delight a stunning garden that is mainly laid to lawn with planted beds and a patio area. To the side is an extra plot of land that provides a great additional space. Outside tap. The garden is fully enclosed, not over looked by any side.

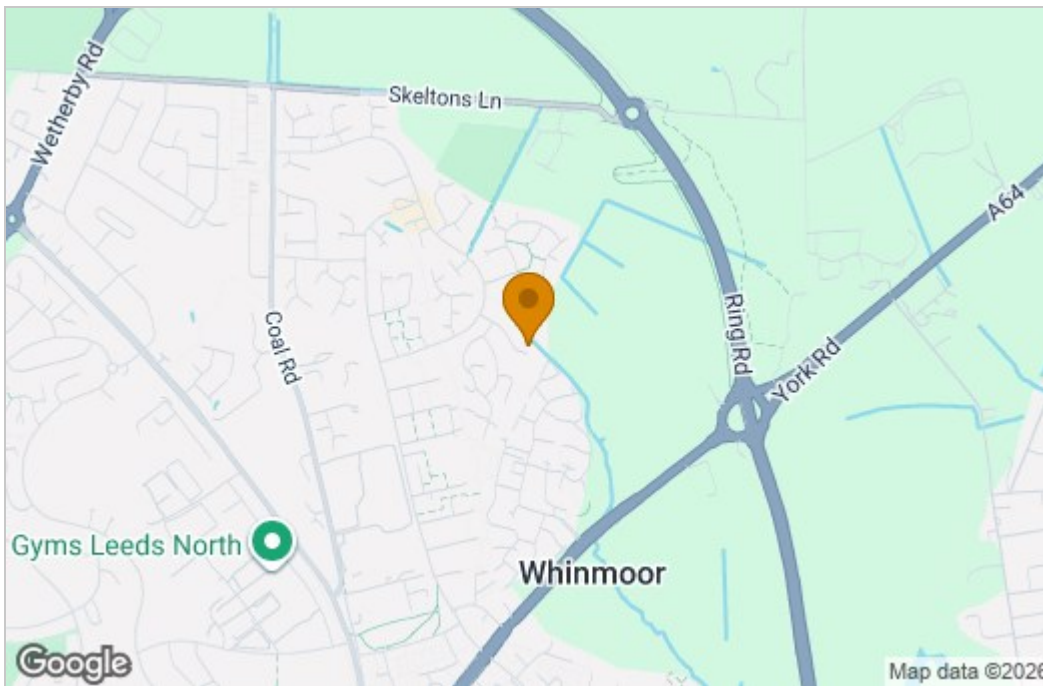
Garage

Integral garage. Power, light, water tap and up and over door.

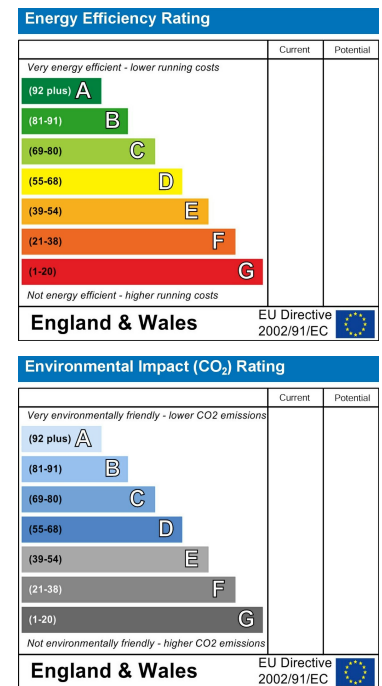
Floor Plan



Area Map



Energy Efficiency Graph



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