



**Stoneacre**  
Properties



**Sherbrooke Avenue, Leeds, LS15 0LS**  
**£315,000**

Offered for sale is this unique detached family home that has been extended to provide ample space. The property is located in a sought after location and has great access to local amenities and boasts stunning views across the city and beyond. Comprising: To the ground floor: entrance hall, lounge/diner, kitchen, sunroom, office and guest wc. To the first floor: large master bedroom, two additional bedrooms and a bathroom. Externally the property is fully enclosed and boasts stunning gardens. Early viewings are strongly advised to appreciate the versatile space that this home has to offer.



## Entrance Hall



Door to side. Double glazed window. Under stairs storage cupboard. Central heating radiator. Staircase leading to first floor.

## Lounge



To the front is a double glazed window. To the rear is a patio leading into a sun room. Central heating radiator. Fire with feature surround.

## Sunroom



Door leading into rear garden.

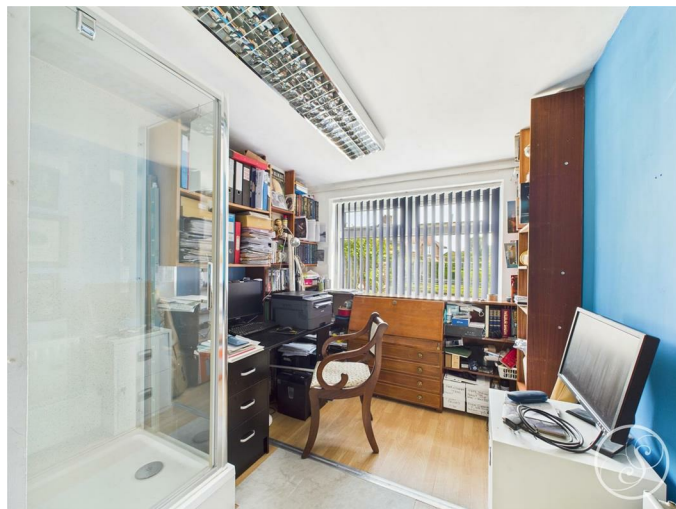
## Kitchen



Fitted with a range of wall and base units with work

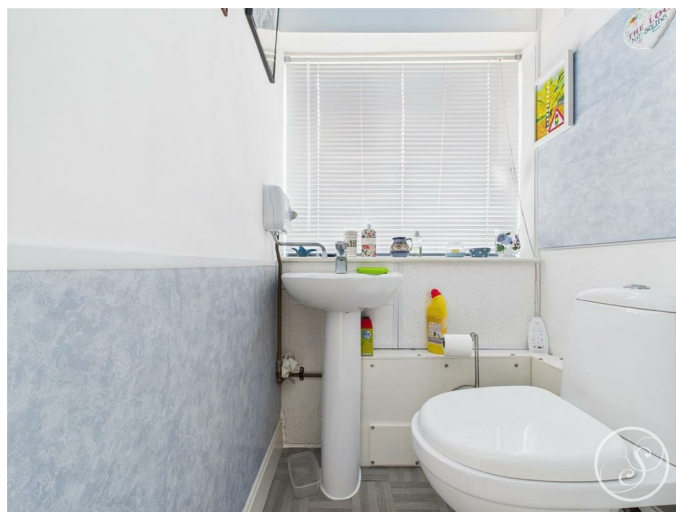
surfaces over incorporating a sink and drainer unit. Double oven and gas hob with cooker hood over. Plumbing for washing machine. Space for fridge/freezer. Door to side. Double glazed window to rear.

## Office



To the front is a double glazed window. Central heating radiator. Shower cubicle.

## Guest Wc

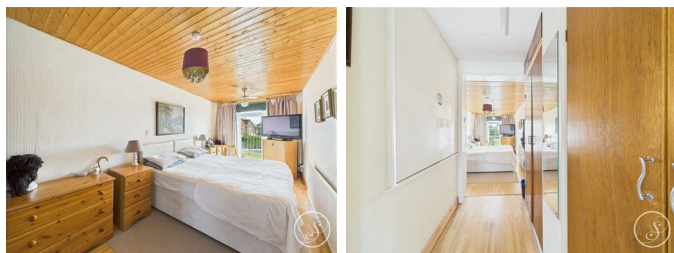


Fitted with a wc and wash hand basin. In addition there is a double glazed window.

## First Floor Landing

To the side is a double glazed window. Access into loft.

## Master Bedroom



This master bedroom has been extended to provide a great space to accommodate a range of built in wardrobes. To the front is a Juliet style balcony that has lovely views across Leeds. Central heating radiator.

## Bedroom Two



Double glazed window. Central heating radiator.

## Bedroom Three



Double glazed window. Central heating radiator.

## Bathroom



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

## External



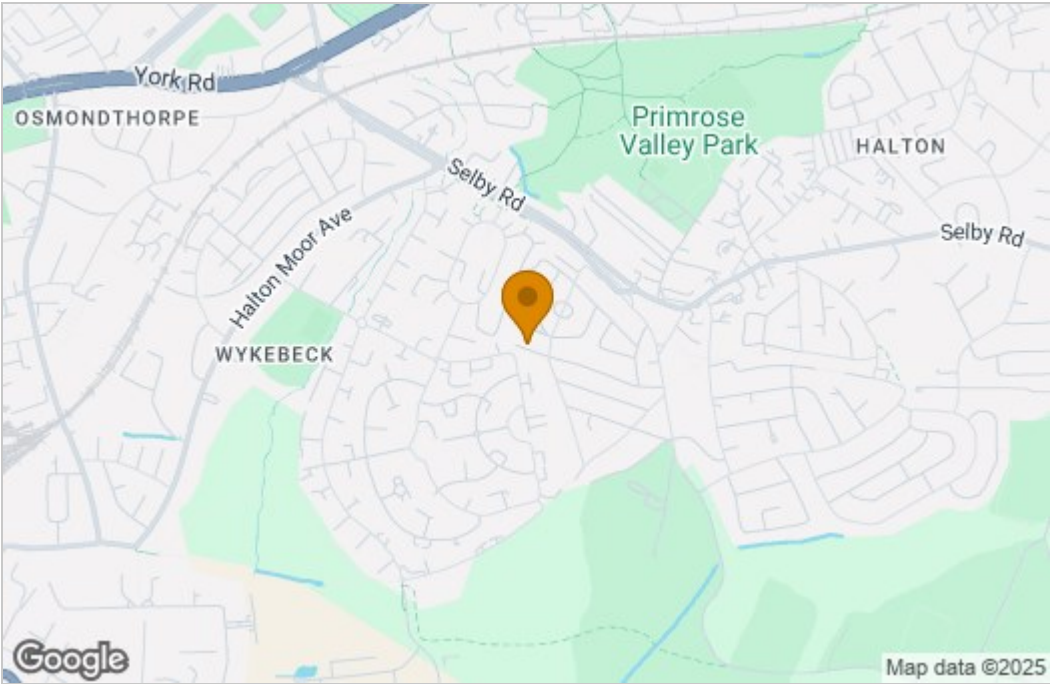
This property sits upon a well maintained plot. It also boasts off street parking.



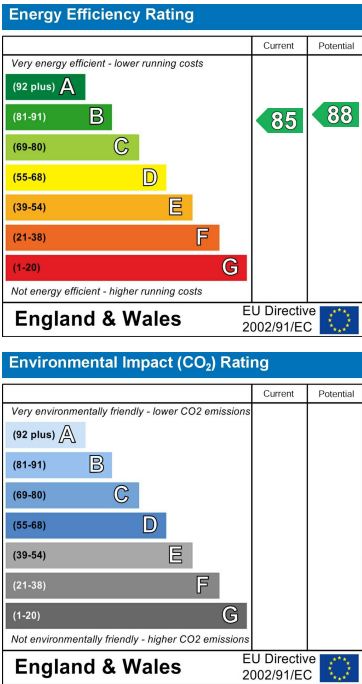
Floor Plan



Area Map



Energy Efficiency Graph



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