



Stoneacre
Properties



Yew Tree Lane, Leeds, LS15 9JD
Offers Over £385,000

Offered for sale is this skilfully extended three bedroom family home with garden office. Situated in a cul-de-sac in the sought after village of Colton. Located close to local amenities including The Springs shopping and entertainment complex and transport links. This property is ideal for a growing family due to the space it provides. The property benefits from a beautiful modern finish throughout including recently fitted Herringbone SPC flooring to the ground floor rooms, which is sure to appeal to all people. Comprising to the ground floor; entrance hallway, lounge, kitchen/diner, sunroom and utility space. To the first floor; three bedrooms with the master bedroom benefiting from an ensuite and a family bathroom. Externally the property has a driveway for two cars, gardens to the front and rear. Outer building currently adapted to provide space for a home office. Viewings are highly recommended to appreciate all this property has to offer.

ENTRANCE HALLWAY

Spacious entrance hallway with storage cupboard and utility space. Access to the lounge and kitchen/diner. Staircase leading to the first floor.

LOUNGE

Beautifully presented lounge with double glazed window to the front with shutters. Central heating radiator. Access into the kitchen/diner.

KITCHEN/DINER

Comprising of a modern range of wall and base units with integrated SMEG electric oven and microwave. Quartz overlay worktops incorporating a gas stove with cooker hood above and sink. Space for a fridge/freezer. Double glazed window to the rear with shutters. Central heating radiator.

SUN ROOM



Currently used by the owners as a dining room this versatile space offers ample natural light and views across the rear garden. The Equinox roof is also a wonderful addition. Double glazed window to the rear. French doors to the side leading out to the garden. Large central heating radiator.

UTILITY SPACE

Storage space and plumbing for a washing machine.

FIRST FLOOR LANDING

Storage cupboard housing the water cylinder. Window to the front. Access into a part boarded insulated loft that has benefitted shelves to provide additional storage.

BEDROOM ONE

Double bedroom with bespoke fitted wardrobes. Double glazed window to the front with shutters. Central heating radiator. Access into an ensuite shower room.

ENSUITE

Fitted with a shower cubicle, wash hand basin and wc. Heated towel rail. Double glazed window to the front.

BEDROOM TWO

Double bedroom. Double glazed window to the rear with shutters. Central heating radiator. Storage cupboard.

BEDROOM THREE

Double glazed window to the rear with shutters. Central heating radiator. Bespoke fitted ceiling height storage cupboards skilfully built in.

BATHROOM

Comprising of a free standing bath, vanity sink unit and wc. Heated towel rail. Double glazed window to the rear

EXTERNAL



Externally to the front is a beautiful garden that is laid to lawn with flower beds. Driveway to the side for two cars. To the rear is a tiered garden consisting of flags, lawn and a slate laid seating area with raised flower beds. Out building/office.

OFFICE/OUTBUILDING

Currently used by the owner as an office this ready made room can be used for a range of purposes by any prospective buyer. With electric heater, power and lights, storage cupboard and a fully boarded loft. French doors to the side and double glazed window to the front. In addition there is cabled fibre ports and a TV Ariel.

BOILER

The vendor has advised that the boiler was installed one year ago and has just benefitted from a full service. In addition they have advised that approximately ten years remain on the guarantee.

HOT WATER PUMP

This property also benefits from a hot water pump that provides fast flowing hot water. This can be switched on and off as required.

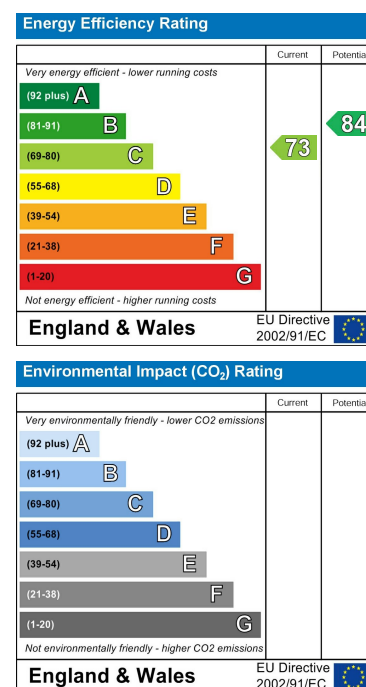
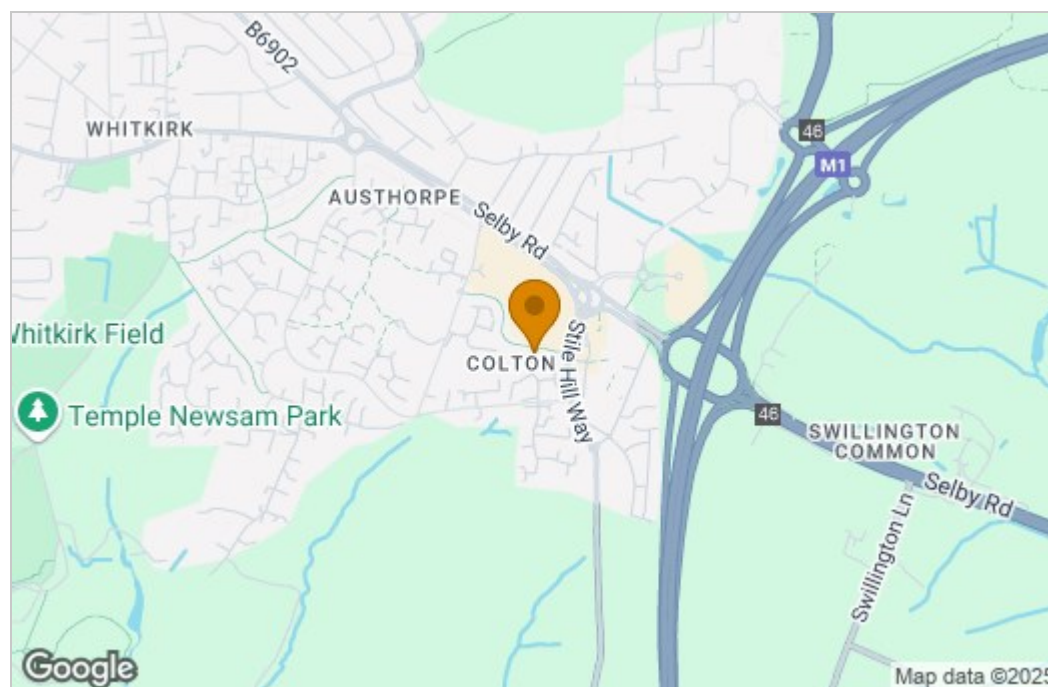
CONSUMER UNIT

We have been advised that the consumer unit is two years old.

Floor Plan



Area Map



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