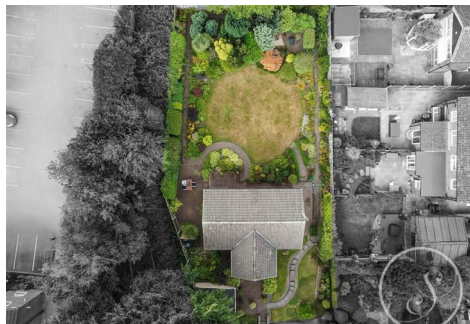




Stoneacre
Properties



Hollyshaw Lane, Leeds, LS15 7BD
Asking Price £550,000

Stoneacre properties is delighted to offer for sale this truly unique detached family home. The property is situated in a private position and boasts enviable grounds. The current owners have enjoyed this property from when it was built in 1979. They have maintained the property and grounds over the years and now offer it for sale in ready to move into condition. Comprising: a split level entrance with staircase leading up to the first floor and a staircase leading down to the ground floor. The ground floor comprises of a lounge with door that leads out to the rear garden, second reception room/dining room, fitted kitchen, utility, inner hall with storage cupboards and a shower room. To the first floor is a spacious landing with walk in storage, three good sized bedrooms all with beautiful views across the gardens and a family bathroom. This property would make a perfect family home and must be viewed to fully appreciate its beauty and full potential.

Entrance



To the front aspect is a solid wood door that provides access to a split level entrance space that has a staircase leading up to the first floor and a staircase that leads down to the ground floor. There is also a central heating radiator.

Lounge



Feature surround with electric fire. Two windows to the side aspect and a window and door to the rear aspect. Central heating radiator. Wall lights. Double doors leading into the dining room/second reception.

Reception Two/Dining Room



To the rear aspect is a window. Central heating radiator.

Kitchen



Fitted kitchen with a range of wall and base units with work surfaces over incorporating a one and a half bowl sink and drainer unit. Five burner gas

Smeg hob with extractor fan over. NEFF double electric oven. Windows to the side and rear aspect. Tiling and a central heating radiator.

Utility



Fitted with a range of base units with worksurfaces over incorporating a stainless steel sink and drainer unit. Plumbing for automatic washing machine. Space for Dryer and fridge/freezer. Recently installed boiler. Central heating radiator. Door to side.

Inner Hall



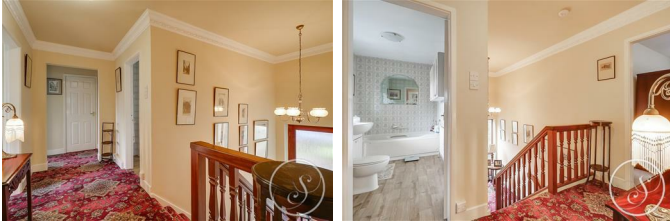
Two large storage cupboards provide ample space for storage. Alarm Panel.

Shower Room



Fitted with a shower cubicle, vanity wash hand basin and wc. In addition there is a central heating radiator, tiling and a window to the side.

First Floor Landing



Spacious landing with large walk in storage cupboard that provides access to the loft.

Bedroom One



Three windows to the rear and side aspect offering delightful views across the gardens. Three central heating radiators. Wall lights.

Bedroom Two



To the rear aspect is a window that has views across the gardens. Built in wardrobes. Central heating radiator.

Bedroom Three



To the rear aspect is a window providing views across the gardens. Built in wardrobes and a central heating radiator.

Bathroom



Fitted with a bath, wash hand basin and wc. In addition there is a central heating radiator, tiling and a window to side.

External

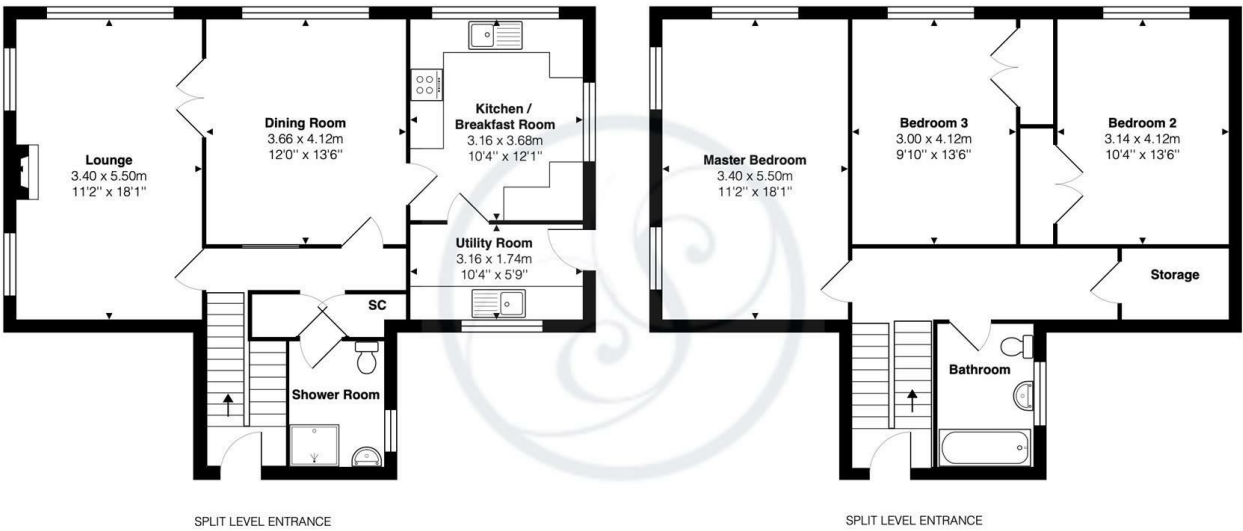


This beautiful home boasts a delightful private plot. To the front is a private access driveway that provides ample parking for multiple cars. This leads to a large detached garage. To the side and rear the property has beautiful private well stocked mature gardens. Ideal for outdoor entertaining.

Garage

Electric Hormann door. Power and light.

Floor Plan

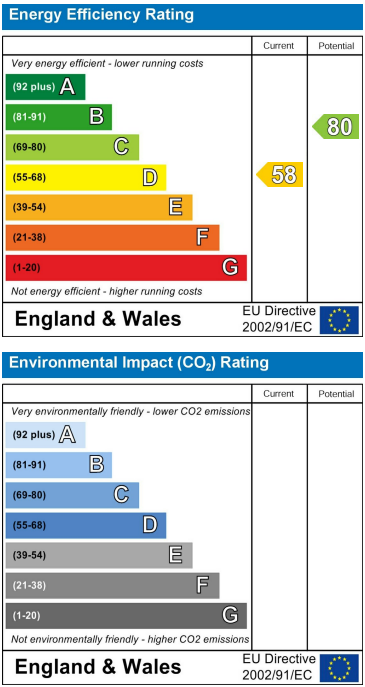


Hollyshaw Lane, Whitkirk, LS15 7BD
Total Area: 131.9 m² ... 1420 ft²
Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows and rooms and any other items are approximate and no responsibility is taken for any error, omissions or mis-statement.
The plan is for illustrative purposes only and should be used as such.

Area Map



Energy Efficiency Graph



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