



**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



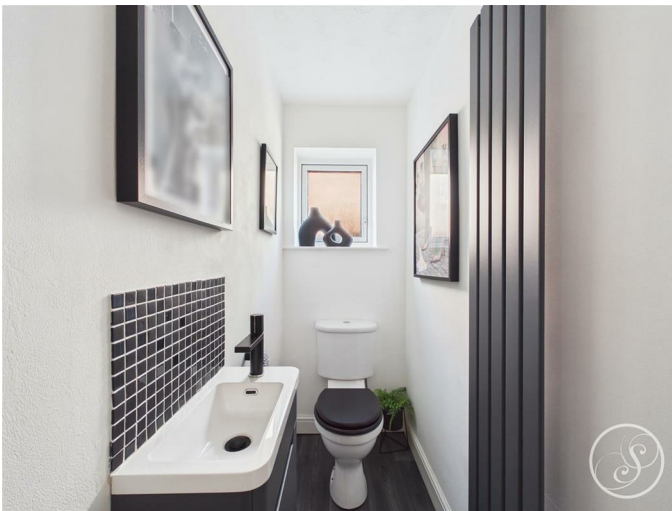
To the front is a double glazed window. To the rear is French doors that lead out to the garden. Fire with feature surround. Ample space for a family dining table. two central heating radiators.

## 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.

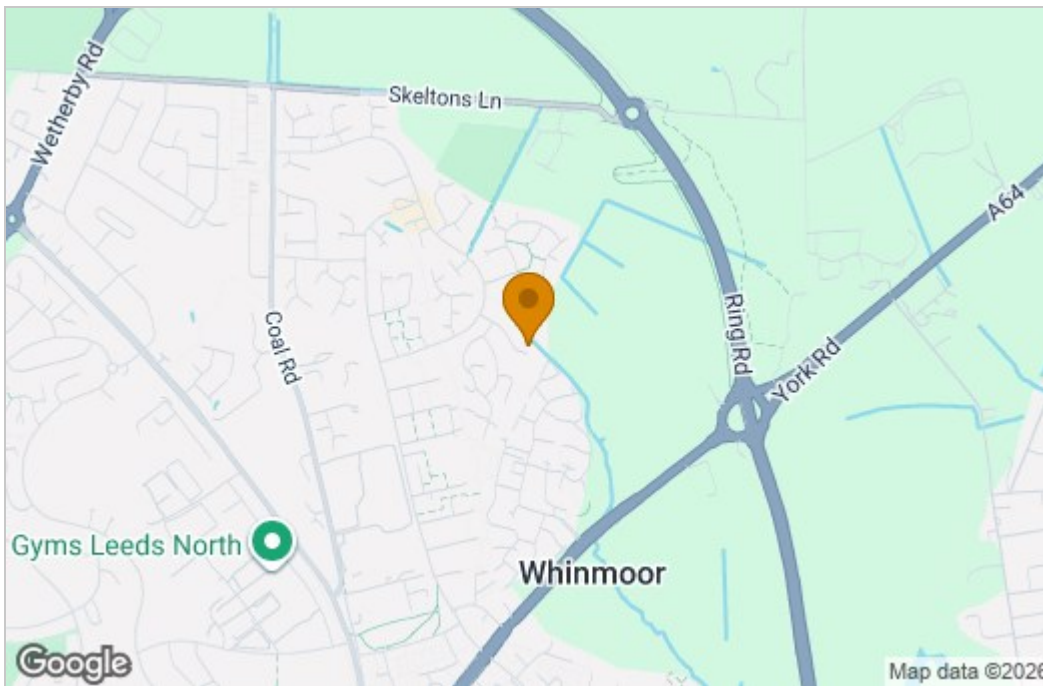
## Garage

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

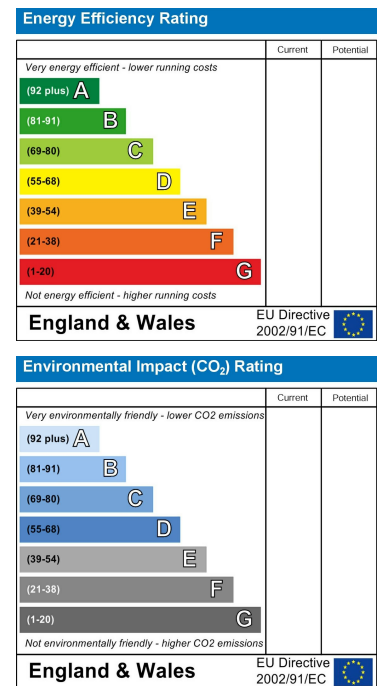
# Floor Plan



# Area Map



# Energy Efficiency Graph



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