Stoneacre Properties









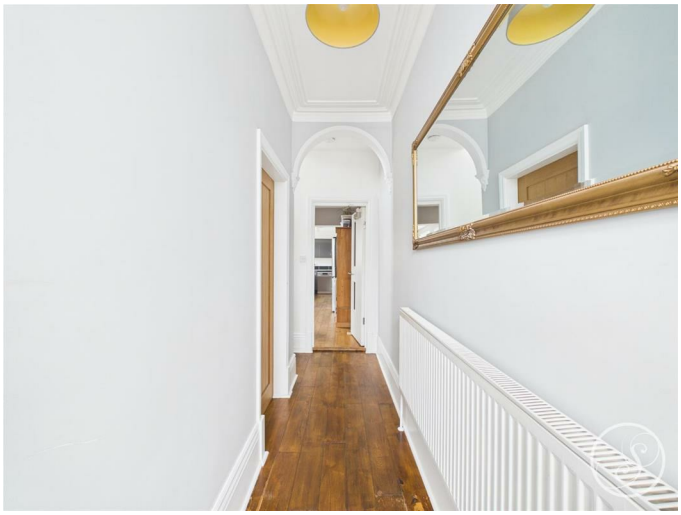
Tyas Grove,, Leeds,, LS9 9BG

£300,000

This impressive semi-detached house offers a perfect blend of space comfort and character, ideal for family living. Spanning four floors, the property boasts four well-proportioned bedrooms, providing ample room for both relaxation and privacy. On the ground floor, you will find a spacious kitchen and dining area, perfect for family meals and entertaining guests. The inviting living room features a delightful wood-burning stove, creating a warm and cosy atmosphere during the colder months. The master bedroom is a true highlight, complete with a walk-in wardrobe and an ensuite shower room, ensuring a private retreat for the homeowners. Additionally, the main house bathroom and a fourth bedroom are conveniently located on this level. The second floor houses two further bedrooms, along with a convenient WC, making it an ideal space for children or guests. The long-distance views from the upper floors add to the charm of this family home, providing a picturesque backdrop to daily life.

The basement offers a versatile space, perfect for storage or as a workshop, catering to various needs. With its proximity to Leeds city centre, this property combines the tranquillity of suburban living with the convenience of urban amenities. This large family house is a rare find and is sure to appeal to those seeking a spacious and well-appointed home in a desirable location.

Entrance Hall



To the front is an external door. Central heating radiator. Feature coving. Staircase leading to first floor.

Lounge



To the front is a double glazed bay window. Wood burning stove. Ceiling coving. Central heating radiator.

Kitchen/Diner

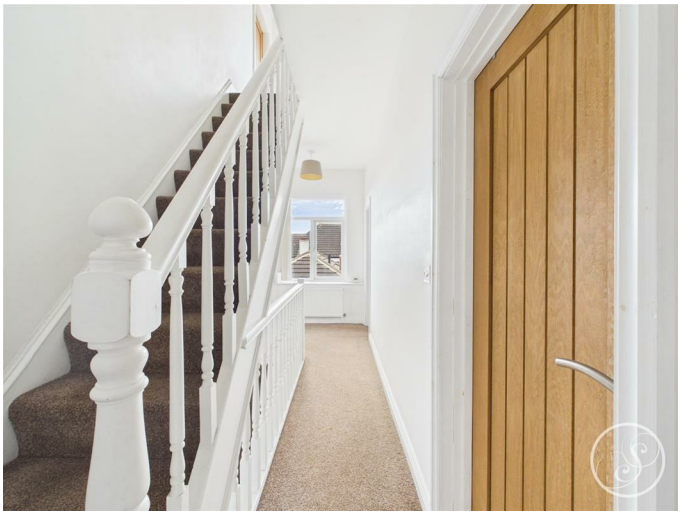


Large spacious area ideal for families and entertaining guests. Space for dining table. Access to cellar. The kitchen area benefits from a range of wall and base units with work surfaces over incorporating a stainless steel sink and drainer unit. Four ring gas hob and electric oven. Space for American style fridge/freezer. Plumbing for automatic washing machine and dishwasher. Central heating radiator. Door leading out to rear garden. Three double glazed windows.

Basement

Ideal for additional storage or a workshop.

First Floor Landing



Central heating radiator. Double glazed window to side.

Bedroom One



To the front is a double glazed window. Large walk in wardrobe/storage. Central heating radiator. Access to ensuite shower room.

Ensuite



Fitted with a shower cubicle. Vanity wash hand basin and wc. In addition there is a heated towel rail, part tiling and a double glazed window to front.

Bedroom Three



Double glazed window. Central heating radiator.

Bathroom





Fitted with a free standing bath with hand held shower attachment, shower cubicle, vanity wash hand basin and wc. In addition there is a heated towel rail, part tiling and a double glazed window to rear.

Second Floor



To the side is a double glazed window with lovely views. Central heating radiator.

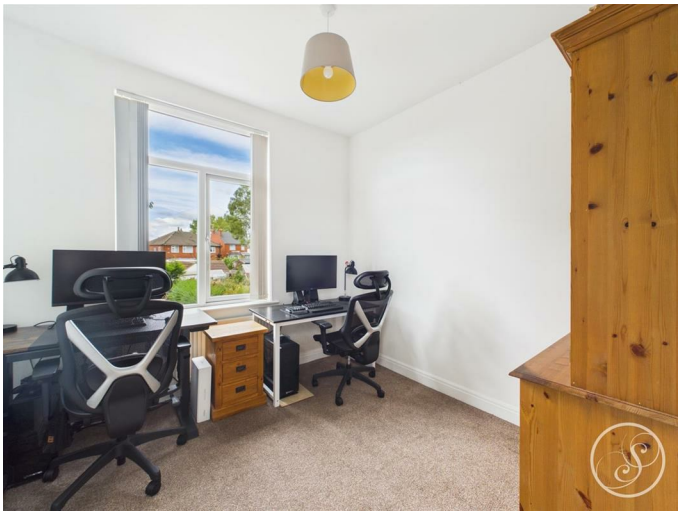
Bedroom Two





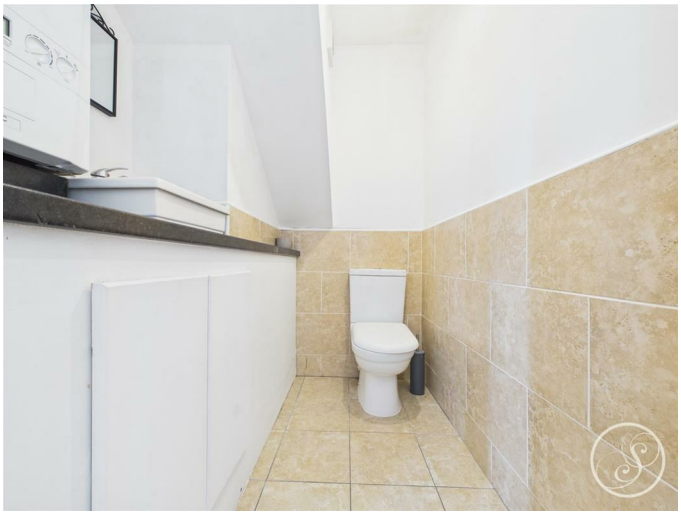
Double glazed window to side. Two Velux windows, central heating radiator and built in storage cupboard.

Bedroom Four



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

WC



Fitted with a wc and wash hand basin.

External











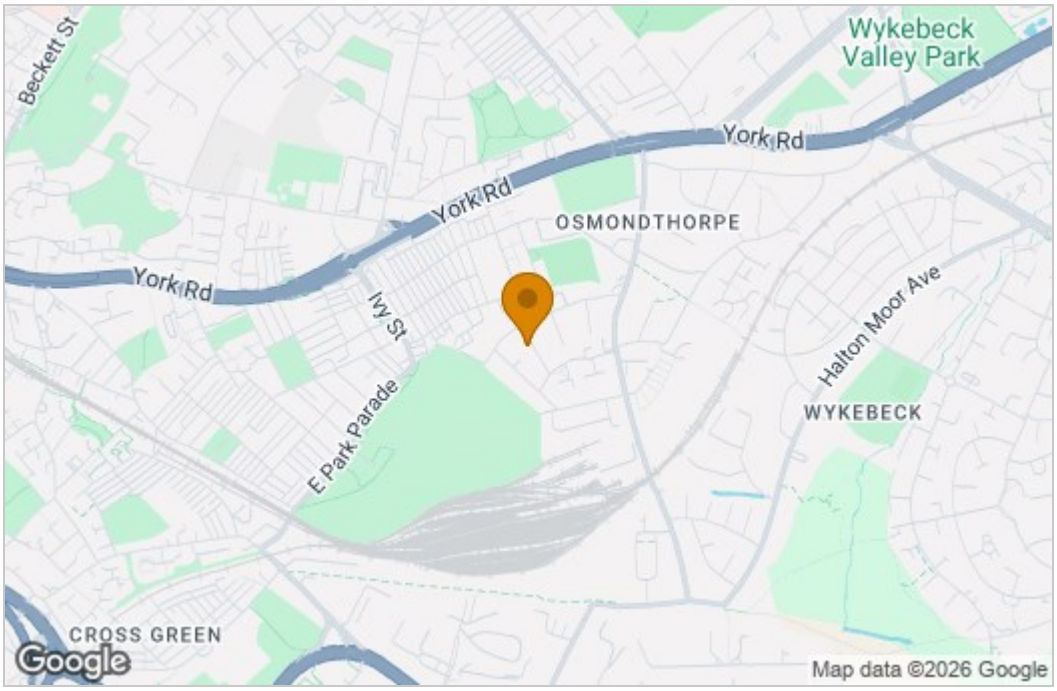


To the front is a private low maintenance garden. To the rear is a good size garden that is mainly laid to lawn with a large outbuilding ideal for additional storage.

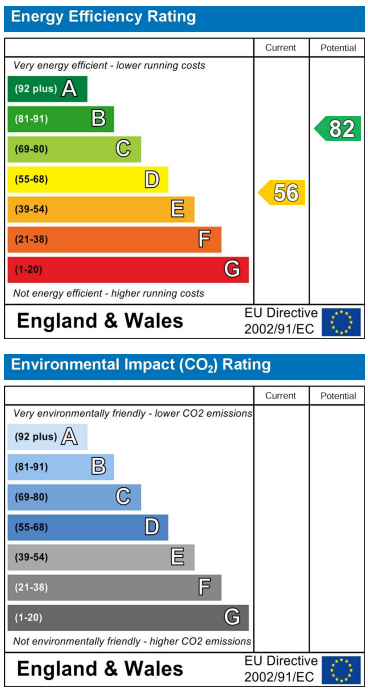
Floor Plan



Area Map



Energy Efficiency Graph



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