



**Stoneacre**  
Properties



**Chantrey Close, Leeds, LS14 1FE**  
**£300,000**

Stoneacre Properties are proud to present for sale this stunning four bedroom semi-detached property situated on a popular new build estate. Located close to local amenities and schools, transport links and Crossgates centre. The property comprises to the ground floor; entrance hallway, lounge, kitchen/diner and guest wc. To the first floor; three bedrooms and a bathroom. To the second floor; master bedroom and en-suite. Externally the property boasts a large rear garden with patio area, driveway to the side for two cars and a lawned area with path to the front. Viewings are highly recommended!

## ENTRANCE HALL

Door to the front of the property. Central heating radiator. Under stair storage cupboard.

## KITCHEN/DINER



Range of wall and base units. Integrated fridge/freezer, microwave, washing machine, dish washer. Built in electric oven with induction hob. Central heating radiator. Space for dining room table.

## LOUNGE



Double glazed French doors leading to the rear garden. Two central heating radiators.

## GUEST WC



Low flush w.c. Wash hand basin. Heated towel rail.

## FIRST FLOOR LANDING

Doors leading to bedrooms two, three, four and the bathroom. Storage cupboard.

## BEDROOM TWO



Double glazed window to the rear elevation. Central heating radiator.

## BEDROOM THREE



Double glazed window to the front elevation. Central heating radiator. Built in wardrobes.

## BEDROOM FOUR



Double glazed window to the rear. Central heating radiator.

## BATHROOM



Double glazed window to the front elevation. Low flush w.c. Wash hand basin. Bath with shower above.

## SECOND FLOOR

### MASTER BEDROOM



Double glazed window to the front. Central heating radiator. Built in wardrobes. Door giving access to en-suite.

## ENSUITE



Velux window. Low flush w.c. Wash hand basin. Shower cubicle. Heated towel rail.

## EXTERNAL

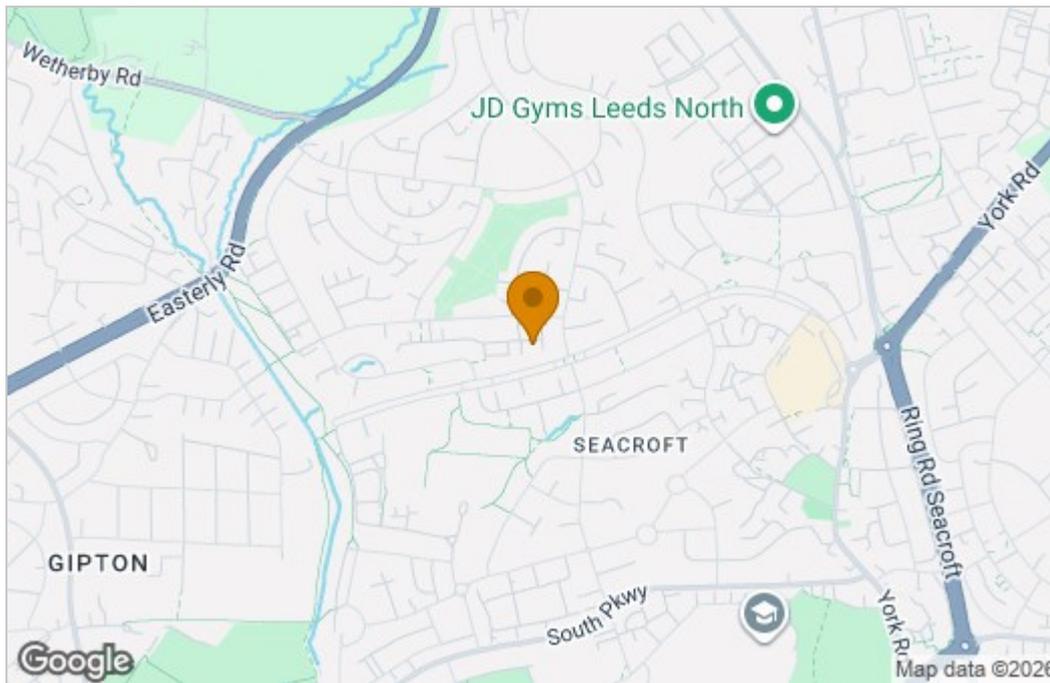


Large garden to the rear of the property. Driveway to the side.

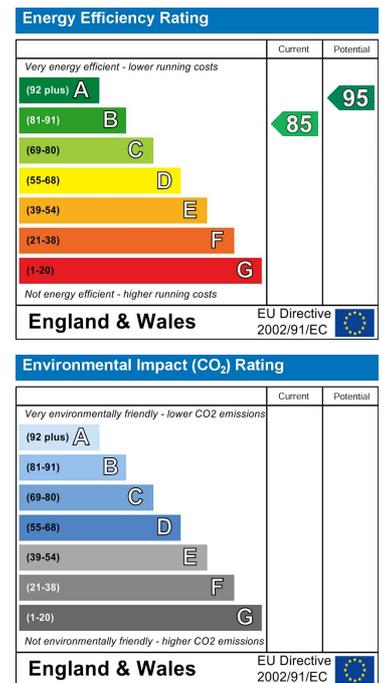
# Floor Plan



# Area Map



# Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

