



**Stoneacre**  
Properties



**Queensway, Leeds, LS15 7DA**

**£425,000**

**\*\*\*STUNNING THROUGHOUT AND SKILLFULLY EXTENDED WILSON BUILT FAMILY HOME\*\*\*** Stoneacre Properties are delighted to be able to offer for sale this beautiful home that is situated on Queensway one of Whitkirk's most sought after locations, located just off the Selby Road and therefore close to all local amenities as well as being within walking distance of the wide open spaces of Temple Newsam. Boasting not only an impressive frontage but also spacious and well appointed rooms. This is a quality property and a fine family home. Arranged over two floors. The accommodation comprises of an entrance porch, inviting entrance hall, lounge, a luxury fitted kitchen/family room, four bedrooms and two luxury bathrooms, one being en-suite. There is also a rear garden and a garage with off street parking for multiple cars. Early internal viewings are strongly advised so as to avoid disappointment.

## Entrance Porch

Door to front. Door leading into entrance hall.

## Entrance Hall



Central heating radiator. Staircase leading to first floor.

## Lounge



To the front is a double glazed bay window. Central heating radiator.

## Kitchen/Family Room



Extensive range of luxury fitted wall and base units incorporating a one and a half bowl sink and drainer unit, breakfast bar, built in double oven and four ring electric hob with extractor hood over, built in microwave, integrated washing machine, space for an American fridge/freezer, deep under stairs storage cupboard, tall central heating radiator. Plinth heater. Double glazed window to rear, external door to side. French doors leading to the garden.

## First Floor Landing



## Master Bedroom



To the front is a double glazed window. Central heating radiator. Fitted wardrobes. Access into loft and ensuite.

## Ensuite



Fitted with a large walk in shower, wash hand basin and wc. In addition there is a double glazed window to rear and an extractor fan.

## Bedroom Two



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

## Bedroom Three



To the front is a double glazed window. Central heating radiator. Fitted wardrobes.

## Bedroom Four



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

## Bathroom



Fitted with a modern suite comprising; bath with shower over, wash hand basin and wc. In addition there is part tiling, access into loft, extractor fan and a heated towel rail

## External

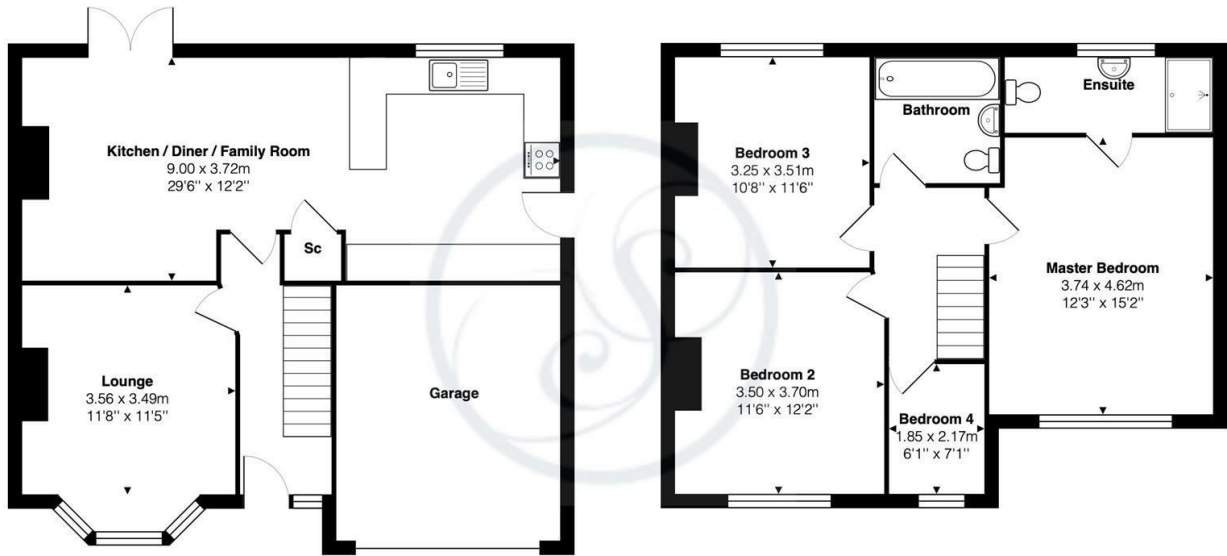


The property is set upon a spacious plot and boasts ample block paved parking. To the rear is a lovely garden that is ideal for outdoor entertaining. In addition there is an out building that is great for additional storage and houses the central heating boiler.

## Garage

Light that is operated on a sensor. Power. Up and over door.

# Floor Plan



Queensway, Halton, LS15 7DA

Total Area: 129.9 m<sup>2</sup> ... 1398 ft<sup>2</sup>

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

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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.

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