



Stoneacre
Properties



Sherbrooke Avenue, Leeds, LS15 0LS
£315,000

Offered for sale is this unique detached family home that has been extended to provide ample space. The property is located in a sought after location and has great access to local amenities and boasts stunning views across the city and beyond. Comprising: To the ground floor: entrance hall, lounge/diner, kitchen, sunroom, office and guest wc. To the first floor: large master bedroom, two additional bedrooms and a bathroom. Externally the property is fully enclosed and boasts stunning gardens. Early viewings are strongly advised to appreciate the versatile space that this home has to offer.

Entrance Hall



Door to side. Double glazed window. Under stairs storage cupboard. Central heating radiator. Staircase leading to first floor.

Lounge



To the front is a double glazed window. To the rear is a patio leading into a sun room. Central heating radiator. Fire with feature surround.

Sunroom



Door leading into rear garden.

Kitchen



Fitted with a range of wall and base units with work

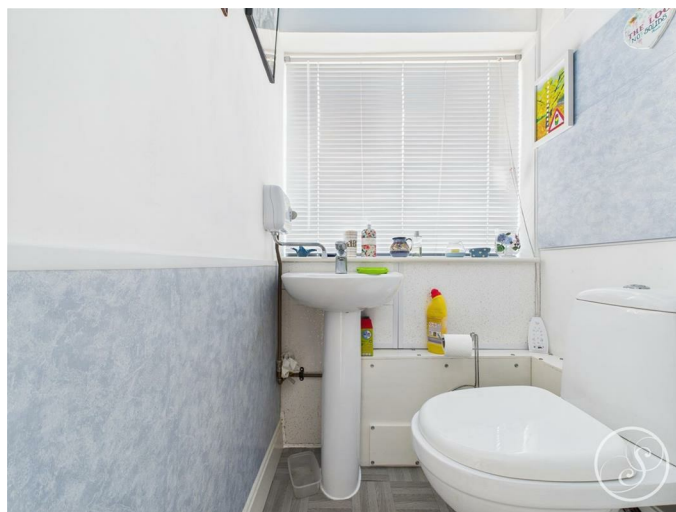
surfaces over incorporating a sink and drainer unit. Double oven and gas hob with cooker hood over. Plumbing for washing machine. Space for fridge/freezer. Door to side. Double glazed window to rear.

Office



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

Guest Wc

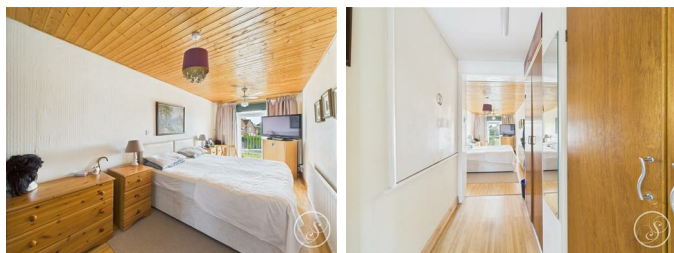


Fitted with a wc and wash hand basin. In addition there is a double glazed window.

First Floor Landing

To the side is a double glazed window. Access into loft.

Master Bedroom



This master bedroom has been extended to provide a great space to accommodate a range of built in wardrobes. To the front is a Juliet style balcony that has lovely views across Leeds. Central heating radiator.

Bedroom Two



Double glazed window. Central heating radiator.

Bedroom Three



Double glazed window. Central heating radiator.

Bathroom



Fitted with a bath with shower over, wash hand basin and wc. In addition there is a double glazed window and a heated towel rail.

External

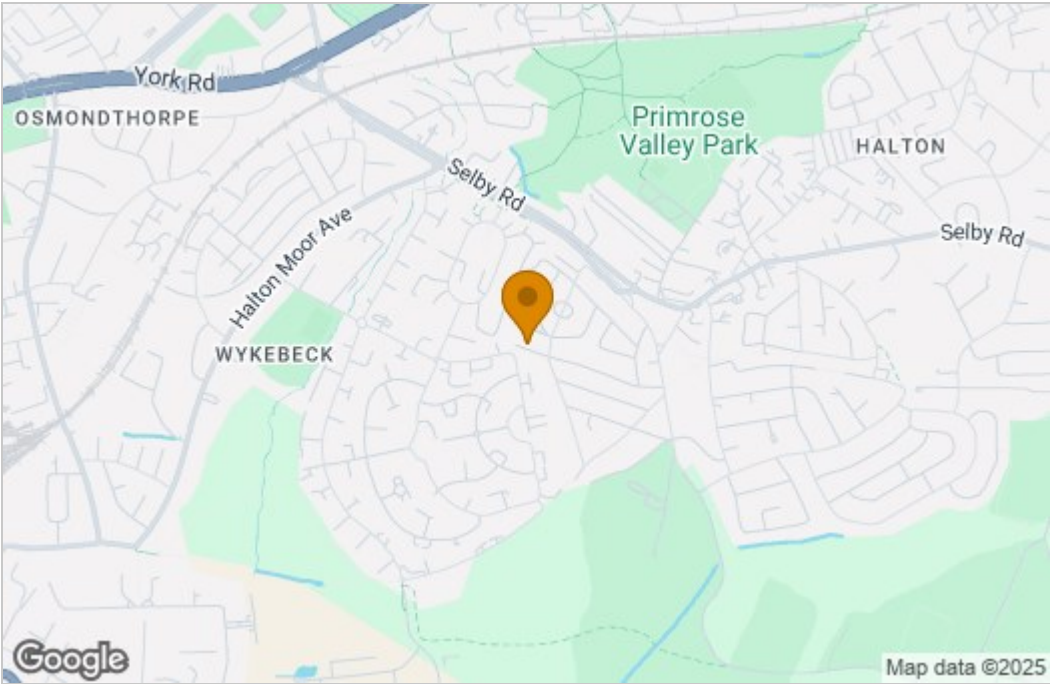


This property sits upon a well maintained plot. It also boasts off street parking.

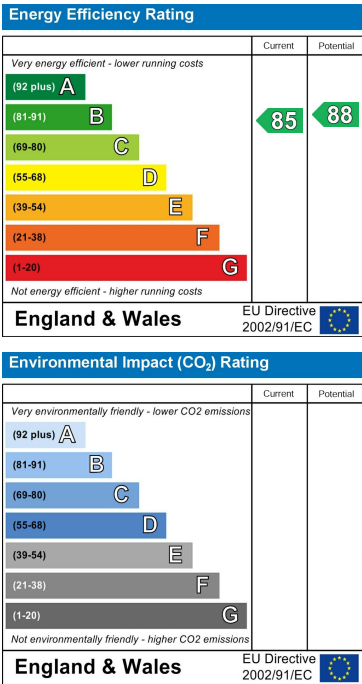
Floor Plan



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.

