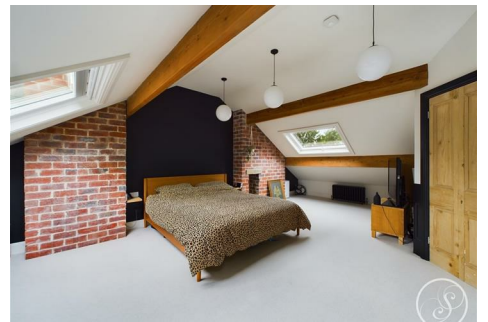




Stoneacre
Properties



Laurel Terrace, Leeds, LS15 5LL
Offers Over £325,000

This stunning Victorian terrace is situated in a secluded location but has great access to many local amenities and transport links. The Springs shopping and entertainment complex is close by along with all the amenities at Crossgates including the train station. The property is accessed via a private road so benefits from very little passing traffic. This home offers an abundance of character and charm and must be viewed to discover the space, quality and peaceful location. Properties of this type are not frequently available so early viewings are essential to avoid disappointment. Comprising: entrance hall, lounge, dining room, kitchen, basement, four bedrooms and bathroom. Externally there is a large front garden that is mainly laid to lawn with a paved patio area. To the rear is a low maintenance garden.

Entrance Hall



Door leading to garden. Central heating radiator. Staircase leading to first floor.

Lounge



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

Dining Room



Double glazed window to rear. Cast iron feature fire. Central heating radiator.

Kitchen

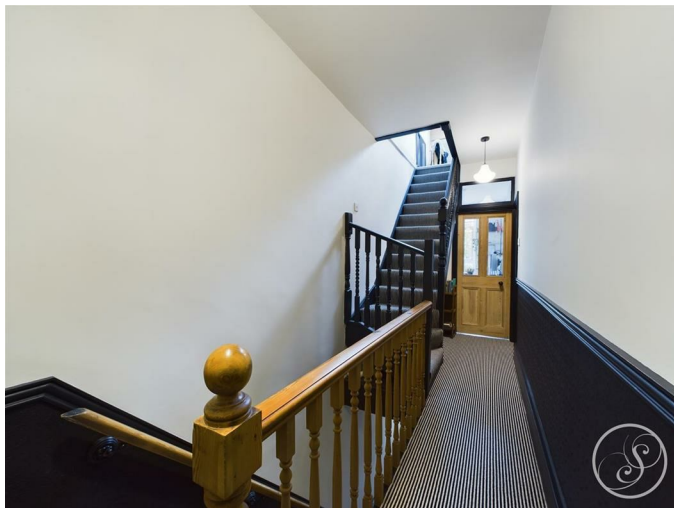


Fitted with a range of modern wall and base unit with work surfaces over incorporating a ceramic sink and drainer unit. Electric oven and hob with cooker hood over. Plumbing for washing machine. Double glazed window and door to rear. Access into cellar.

Basement

Ideal for use as a workshop or additional storage.

First Floor Landing



Staircase leading to second floor.

Bedroom Two



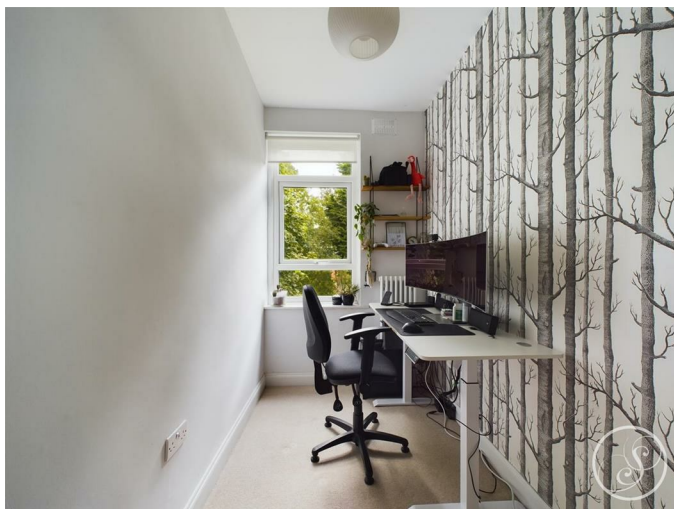
Cast iron feature fire. Central heating radiator. Double glazed window.

Bedroom Three



Double glazed window. Cast iron feature fire. Central heating radiator.

Bedroom Four



Double glazed window. Central heating radiator.

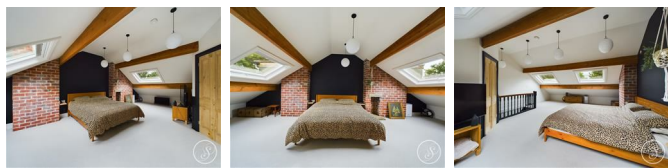
Bathroom



Fitted with a beautiful suite comprising of a walk in shower, free standing bath, wash hand basin and wc. In addition there is part tiling, central heating radiator and a double glazed window.

Second Floor

Bedroom One



Large bedroom with three skylight windows. Central heating radiator and walk in dressing area. There is also a large amount of additional storage hidden away in the eaves

External

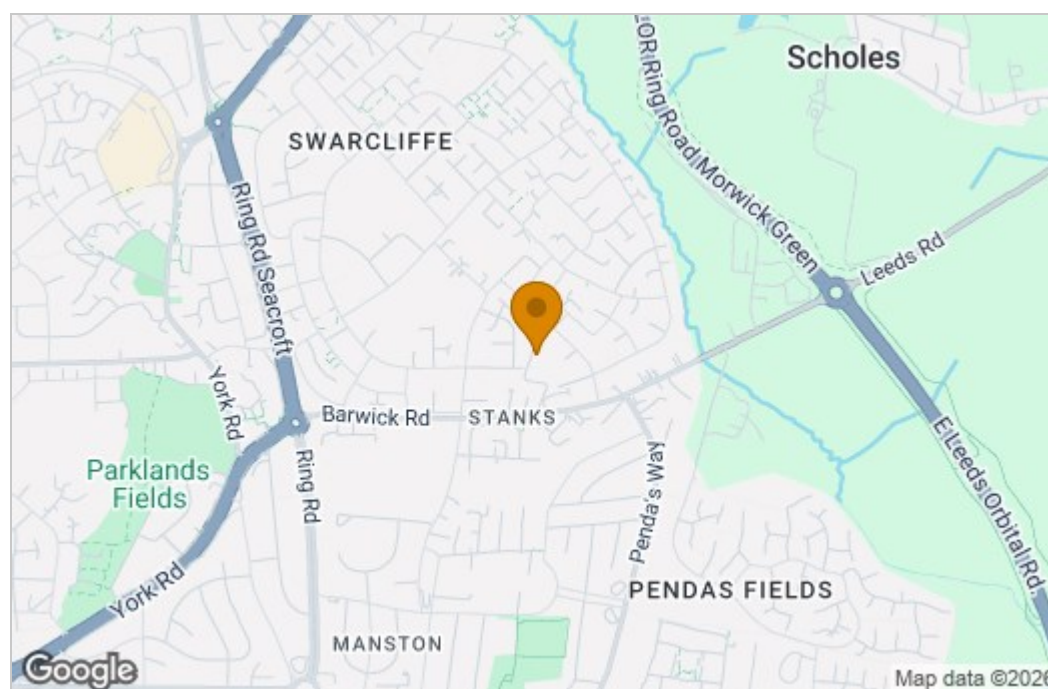


To the front is a large garden that is mainly laid to lawn with a patio area. To the rear is a low maintenance garden. There is also a gravelled area providing parking for multiple cars.

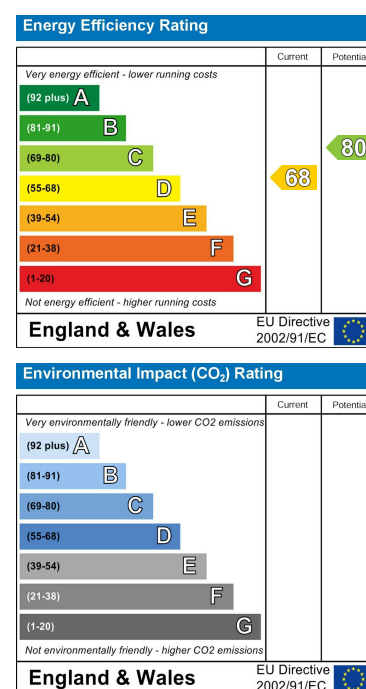
Floor Plan



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.

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