



**Stoneacre**  
Properties



## **Poppy View, Leeds, LS14 6WJ**

**£425,000**

Offered to the market is this stunning four bedroom detached house. The property is located in a wonderful position on Poppy View. Situated on a modern development with local amenities including: shops, schools and transport links close by. The property briefly comprises of: entrance hall, lounge, guest w.c, kitchen/diner, utility, first floor landing, four bedrooms with the master having ensuite and a family bathroom. Externally the property benefits from stunning gardens with grass laid to lawn to the front and landscaped garden to the rear. To the side of the property is a driveway providing off road parking for multiple cars and a garage with power and light. This beautiful property is not one to be missed. To make this house your home please contact the office today to arrange your viewing.

## ENTRANCE HALL WAY



Door to the front elevation. Central heating radiator. Under stair storage cupboard. Door leading to guest w.c.

## LOUNGE



Triple glazed window to the front elevation. Central heating radiator.

## GUEST W.C



Low flush w.c. Wash hand basin. Central heating radiator.

## KITCHEN/DINER/SITTING AREA



Triple glazed window to the front elevation. Two triple glazed windows to the side elevation. French doors leading to the rear garden. Central heating radiator. Range of wall and base units. Integrated oven. Induction hob with extractor fan above.

Integrated dishwasher and under counter fridge. Integrated wine cooler. Sink and drainer. Space for fridge/freezer. Space for dining table and chairs.

## UTILITY



Range of wall and base units. Integrated washing machine and under counter freezer. Door leading to the rear garden.

## FIRST FLOOR LANDING



Triple glazed window to the front elevation. Central heating radiator. Loft access.

## BEDROOM ONE



Triple glazed window to the rear elevation. Central heating radiator. Fitted wardrobes. Door off leading to the en suite.

## ENSUITE



Triple glazed frosted window to the rear elevation. Low flush w.c. Wash hand basin. Shower cubicle. Central heating radiator.

## BEDROOM TWO



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

## BEDROOM THREE



Triple glazed window to the front elevation. Central heating radiator.

## BEDROOM FOUR



Triple glazed window to the front elevation. Central heating radiator.

## BATHROOM



Triple glazed frosted window to the side elevation. Low flush w.c. Wash hand basin. Bath with shower above. Central heating radiator.

## EXTERNAL



To the front of the property is grass laid to lawn. To the rear is also grass laid to lawn. To the side of the property is a driveway providing off street parking for multiple cars.

## GARAGE

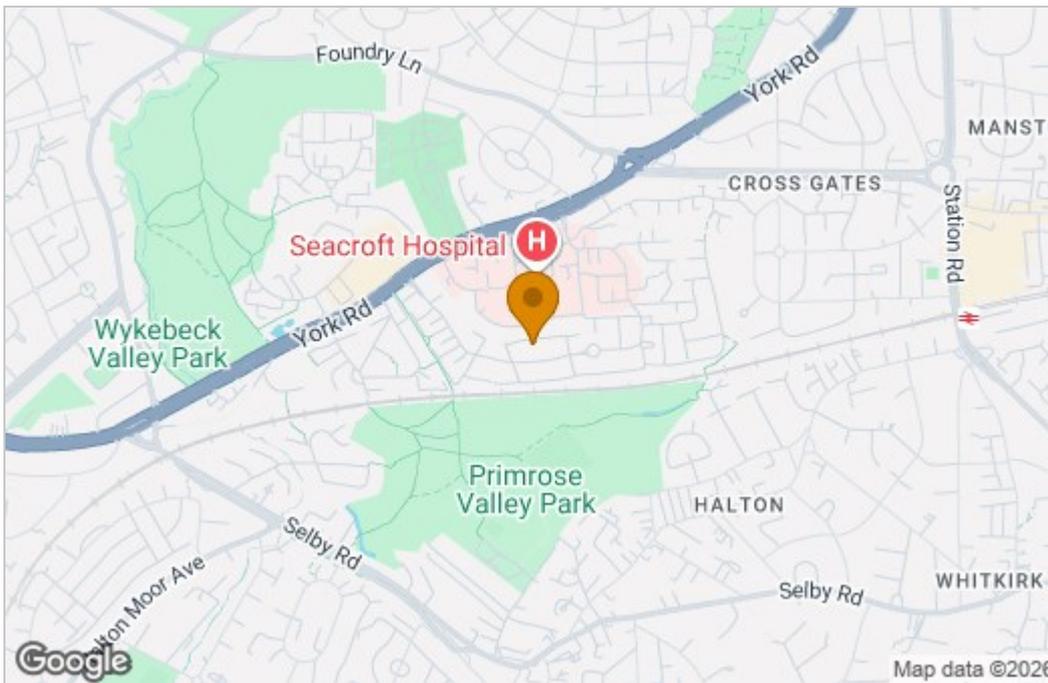


Power and lights.

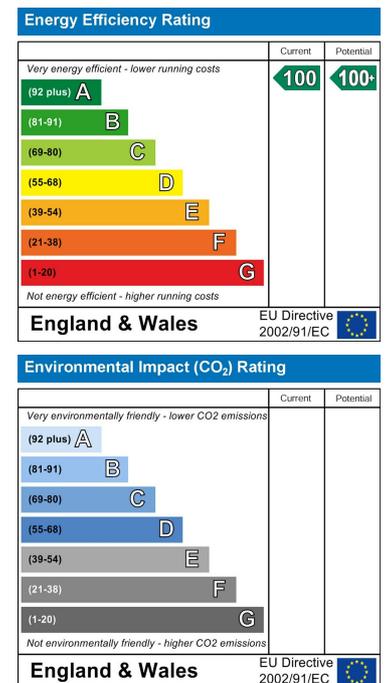
## Floor Plan



## Area Map



## Energy Efficiency Graph



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