



Stoneacre  
Properties



## Harrogate Road

Leeds, LS17 7AB

£895,000





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## Entrance

Front door of the property leads into the wide entrance hallway. Karndean flooring runs throughout the hallway into the dining room and through into the Kitchen. From the entrance hallway access is offered through to the lounge, reception room, dining room, w/c and to the first floor.

## Lounge

15'3" x 18'10" (4.66 x 5.76)

Large formal lounge boasts original period features including decorative coving and molding throughout the room. Large Gazco gas fire is the centre piece of the room. Lounge is laid to carpet.

## Reception Room

13'1" x 13'2" (4.00 x 4.02)

Secondary living room is ideal for a children's playroom, a music room, or home office. Large bay window to the front elevation of the room further opens the room up. The room is laid to carpet and features a further Gazco gas fire.

## Kitchen

22'9" x 13'9" (6.94 x 4.2)

Exceptionally finished kitchen is made up of grey gloss base units and large floor to ceiling larder units. The kitchen comprises an array of integrated appliances including full height fridge and separate full height freezer, dishwasher, double electric ovens, gas hob with extractor above, and a plethora of storage cupboards. The kitchen boasts a large central island with solid wood breakfast bar. The kitchen is finished with the quartz worktops.

3 pane Express Bifold doors offer access out to the patio area and rear garden and help to bring the outside in. Side door offers access out to the external outhouse and external utility room. Kitchen is open to the dining room.

## Dining Room

10'2" x 19'9" (3.12 x 6.04)

Dining room is open to the kitchen offering excellent flow from one room to the other. The generous sized dining room can accommodate up to 16 guests, and french doors offer access out to the rear garden.

## W/C

Downstairs w/c comprises toilet, sink and storage cupboards.

## Bedroom 2

15'3" x 18'10" (4.66 x 5.76)

Large and spacious double bedroom is laid to carpet and offers ample space for large double bed, desk, dressing table, and wardrobes/drawers. Window to the front elevation of the property.

## Bedroom 3

17'8" x 13'2" (5.4 x 4.02)

Third large double bedroom is laid to carpet and offers space for large double bed, seating area, dressing table and wardrobes.

## Bedroom 4

12'6" x 17'0" (3.82 x 5.2)

Fourth large double bedroom is laid to carpet and comprises window to the rear elevation of the property overlooking the rear garden.

## Bedroom 5

12'9" x 13'1" (3.9 x 4)

Fifth large double bedroom laid to carpet, again with window to the rear elevation.

## House Bathroom

Superb and exceptionally presented tiled 4-piece bathroom with freestanding bath, walk in shower, toilet, sink, and underfloor heating.

## Primary Bedroom

15'1" x 15'5" (4.6 x 4.7)

Primary bedroom situated on the second floor of the property comprises fitted wardrobes, velux windows allowing natural light in, and is partially open to the dressing room / home gym (4.6m x 4.02m). The space offered in total offers an ideal space for a large master suite.

## Bathroom

Second well-presented bathroom situated on the second floor is tiled and features freestanding bath, walk in shower, toilet and sink.

## Bedroom 6 / Home Office

15'3" x 7'10" (4.66 x 2.4)

Bedroom 6 can also be used as a nursery or home office.

## External

Externally, the property boasts an external out house/garage with electric car charging point and one of the properties two combi boilers. To the rear of the outhouse is an external utility room that is fully plumbed with freestanding washing machine and tumble dryer.

To the front of the property is a large block paved driveway that can accommodate up to four cars and a front garden laid to lawn with mature shrubbery to the front elevation of the plot. Side access is offered from the front to rear of the property.

To the rear of the property is an extensive rear garden with mature shrubbery throughout. The garden is primarily laid to lawn but also features a large patio / gravel seating area directly outside the rear of the property.

## Additional Features

The property has undergone work to improve its efficiency. The external gable wall has been insulated with insulating plasterboard to the first and second floor, and in the front bedrooms on the first floor. The loft has also been fully insulated as well as the eaves.

New radiators have been installed throughout the property, and the boiler situated on the second floor has recently been replaced.

Hive thermostat system.

Electric car charging point.

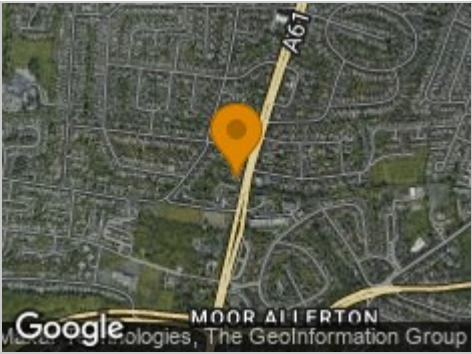




Road Map



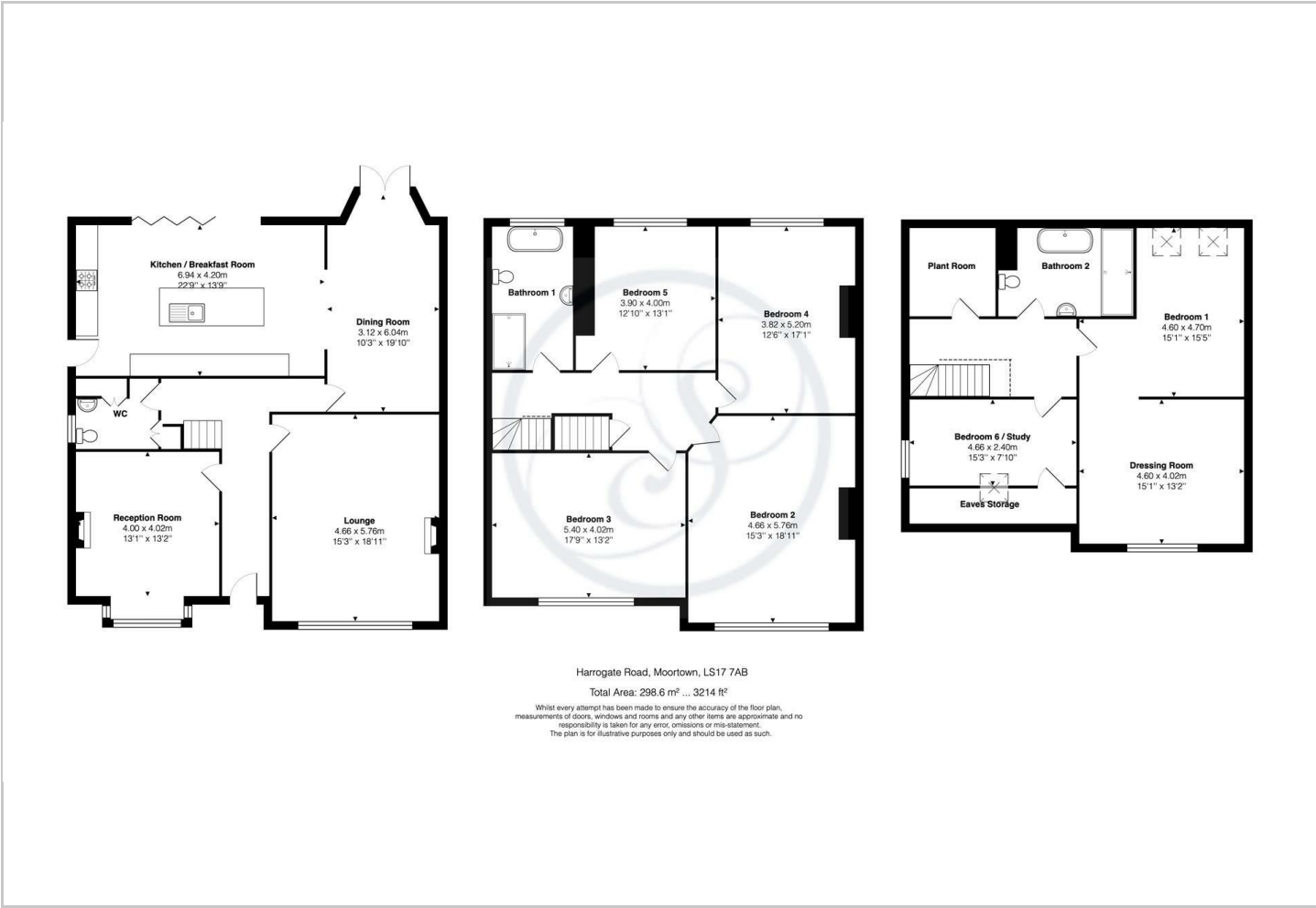
Hybrid Map



Terrain Map



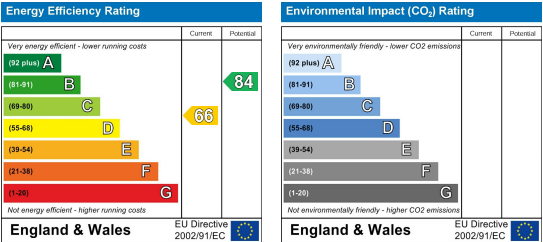
Floor Plan



Viewing

Please contact our Chapel Allerton Sales Office on 0113 237 0999 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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