



Stoneacre
Properties



Victoria Street

Leeds, LS7 4PA

£395,000



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Lounge

13'1" x 12'3" (4 x 3.74)

Front door leads into the lounge/reception room. The lounge is finished with laminate flooring and comprises a feature fireplace.

Kitchen/Diner

13'1" x 13'1" (4 x 4)

Accessed via the lounge, this modern kitchen/diner comprises an array of integrated appliances including oven, gas hob with extractor above, dishwasher, integrated washer/dryer, undermounted sink, and finished with granite worktops. Fridge/freezer to be included with the sale. From kitchen/diner, access is offered down to the cellar, and out to the rear garden.

Bedroom 1

13'1" x 12'3" (4 x 3.74)

The primary bedroom is a large double bedroom and is laid to carpet. The room offers ample space for a double bed and storage and features a built-in storage cupboard.

Bedroom 4

7'8" x 10'4" (2.34 x 3.16)

Small double bedroom laid to carpet.

Bedroom 2

12'5" x 12'3" (3.8 x 3.74)

Situated on the second floor of the property is this spacious double bedroom laid to carpet. The room features and exposed brick feature wall.

Bedroom 3

12'5" x 11'5" (3.8 x 3.5)

Situated on the second floor of the property is this

spacious double bedroom laid to carpet. The room features an en-suite bathroom.

Bathroom

The main house bathroom features shower over bath with glass shower screen, toilet and sink.

External

Externally, the property boasts a secluded courtyard style rear garden with patio area. Mature shrubbery surrounding offers privacy from neighbouring houses.



Road Map



Hybrid Map



Terrain Map



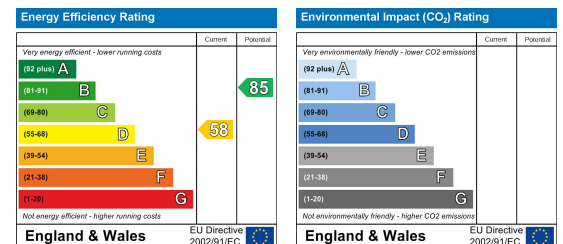
Floor Plan



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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