



Stoneacre  
Properties



## Primley Park Grove

Leeds, LS17 7JD

£595,000



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## Entrance

Entering the property you are welcomed into the hallway which offers access to the lounge, office, dining room and kitchen.

## Living Room

Spacious formal living room offers plenty of space for seating and the large windows to the front elevation allow plenty of natural light in.

## Office

A dedicated office space that could be repurposed as a playroom, games room, or music room.

## Dining Room

Spacious dining room is well positioned giving easy access to and from the kitchen and leads through to the conservatory.

## Conservatory

Additional sitting room that offers panoramic views over the rear garden. French doors lead out to the garden.

## Kitchen

Large kitchen with space for a table. The kitchen is made up of wall and base units with a large range cooker with gas hob, space and plumbing for washing machine, and a large pantry cupboard which houses the freestanding fridge/freezer. Side door leads out to the rear garden.

## Bedroom 1

Situated to the second floor of the property with an en-suite bathroom.

## En-suite

Comprising shower, toilet and sink.

## Bedroom 2

Large double bedroom with fitted wardrobes that run the perimeter of the room.

## Bedroom 3

Third double bedroom with under stairs storage and space for wardrobes. Overlooks the rear garden.

## Bedroom 4

Fourth double bedroom.

## Bedroom 5

Fifth single bedroom with built in wardrobes.

## Bathroom

Modern tiled bathroom with shower over p-shaped bath, toilet and floating vanity sink.

## External

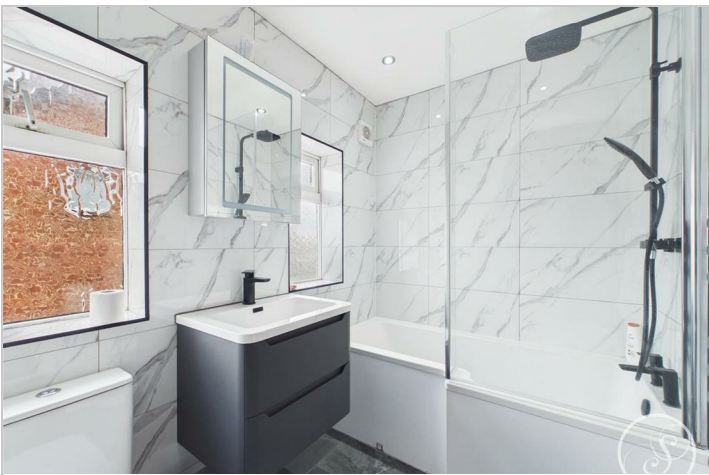
To the front is a spacious driveway that runs down the side of the property to the detached garage. To the rear is a large garden laid to lawn, with a patio area to the far end of the garden where you will also find the brick built summer house.

## Garage

A spacious detached garage providing exceptional storage capacity and a wide range of versatile uses. To the rear of the garage there are toilet facilities.

## Summer House

Positioned to the rear of the garden this brick built summer house is accessed via uPVC double glazed glass doors and has three separate rooms when inside. This space offers so many uses and STP could be used as a guest house.



## Road Map



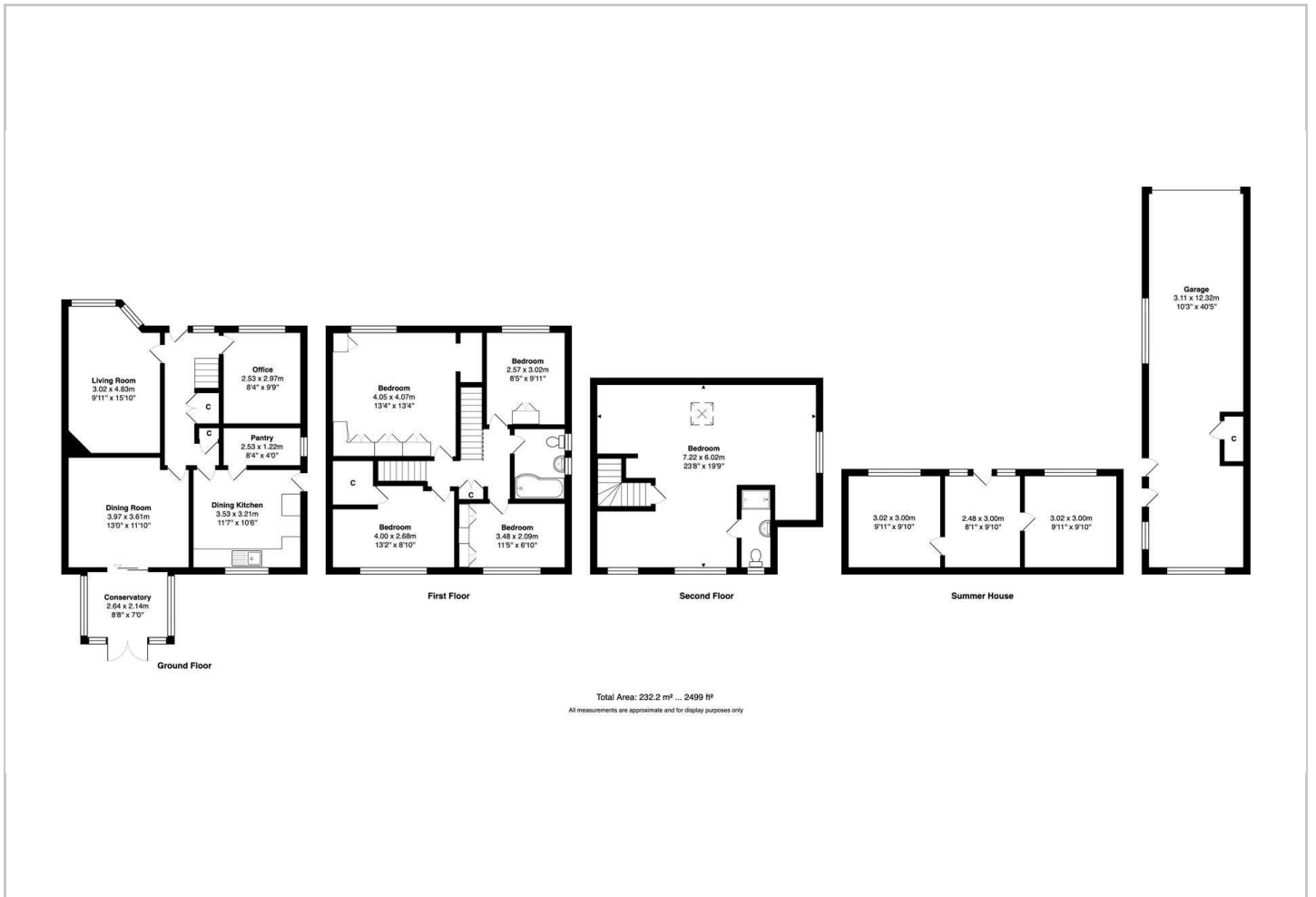
## Hybrid Map



## Terrain Map



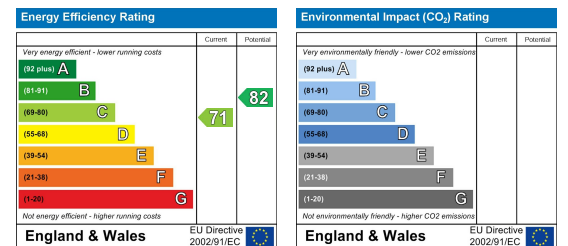
## Floor Plan



## 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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