



Stoneacre  
Properties



## Kingfisher Way

Alwoodley Leeds, LS17 8XA

£260,000





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## Entrance

Entering the property you are welcomed into the entrance porch which leads into the lounge.

## Lounge

Generous sized Lounge is laid to carpet and comprises decorative coving and feature fireplace. Lounge leads through to the Kitchen and upstairs.

## Kitchen

Kitchen is made up of wall and base units and includes integrated oven, hob with extractor above, built in washing machine, plumbing for dishwasher, space for fridge/freezer, ample storage space, and sink with drainer. The kitchen accommodates a dining table and leads through to the conservatory.

## Bedroom 1

Double bedroom laid to carpet, with window to rear elevation overlooking the rear garden.

## Bedroom 2

Further double bedroom laid to carpet, with plenty of space for bedroom furniture.

## Bathroom

Shower over full size bath, toilet and sink. Large storage cupboard which houses the boiler.

## External

Front garden with rockery feature. Driveway runs down the side of the property. To the rear is a low maintenance paved garden with two wooden sheds.



Road Map



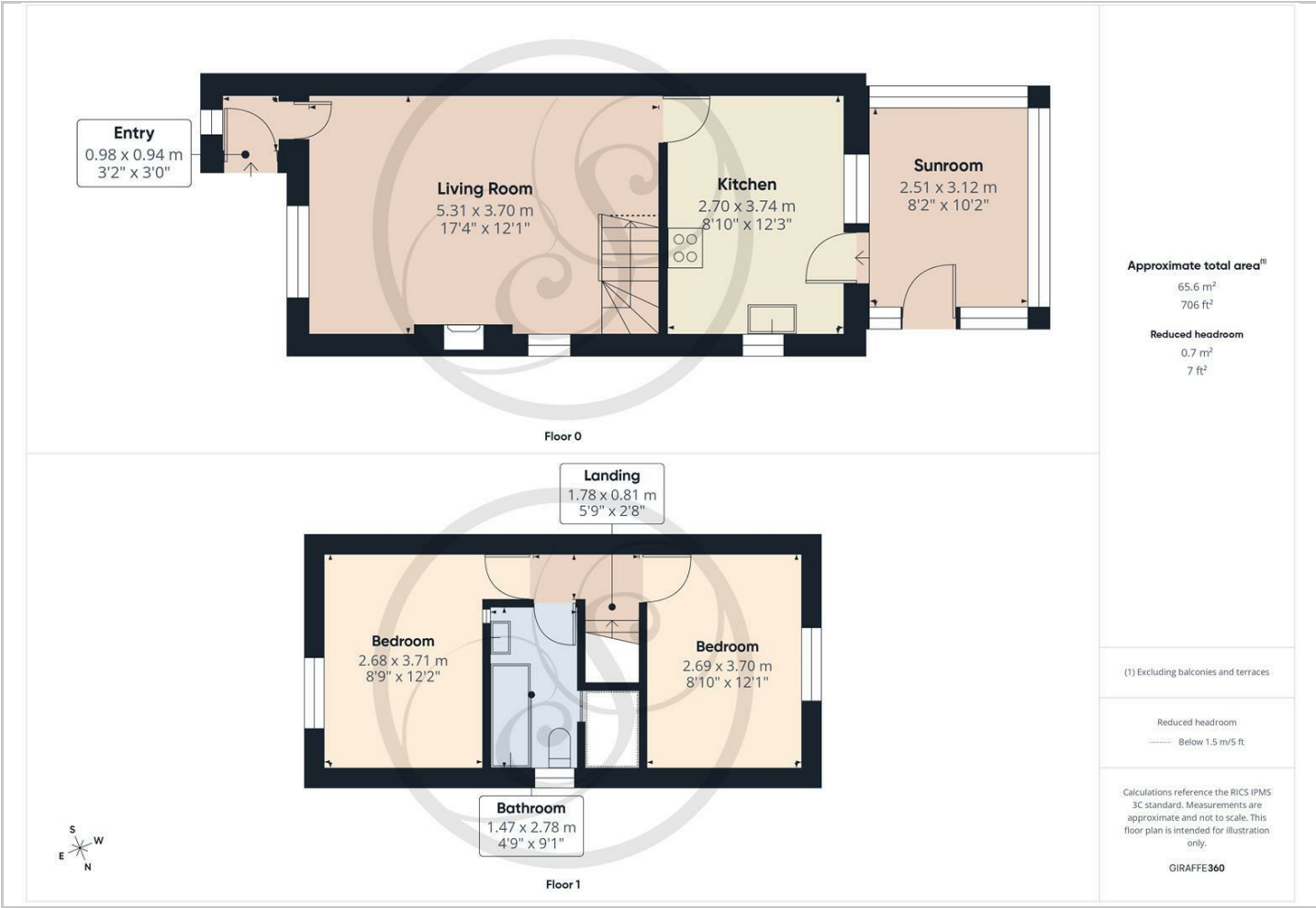
Hybrid Map



Terrain Map



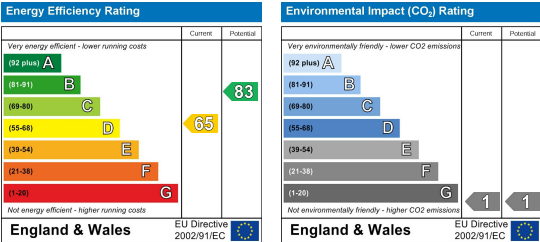
Floor Plan



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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