



Stoneacre
Properties



Copgrove Road

Leeds, LS8 2SP

Offers In The Region Of £340,000



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Entrance

Entering the property you are welcomed into the entrance porch which continues into the hallway. The hallway is wonderfully spacious with high ceilings, wood panelling and picture rails. The hallway offers access to both reception rooms and the kitchen/diner.

Lounge

Large formal lounge offers ample space for seating and features a large bay window, feature fireplace and is bright and airy.

Reception Room 2

The second reception room to the rear of the property is very versatile. It could be used as a further sitting room, a music room, games room, or dining room. A large exposed brick fireplace with log burner provides real character to the room and a double glazed door leads out to the rear garden.

Kitchen/Diner

Modern kitchen/diner is made up of wall and base shaker style units and comprises integrated double oven, hob with extractor above, with space for washing machine, dryer and dishwasher. The kitchen offers plenty of storage space and to the far end of the kitchen you will find ample space for a dining table. French doors leads out to the rear garden. This room is ideal for hosting and socialising.

Bedroom 1

Large double bedroom is laid to carpet with plenty of space for bedroom furniture.

Bedroom 2

Second double bedroom laid to carpet.

Bedroom 3

Single bedroom with built in cupboards and shelving. Also makes for a good home office space.

Bathroom

Large house bathroom with shower over bath, toilet, sink and bidet.

Bedroom 4

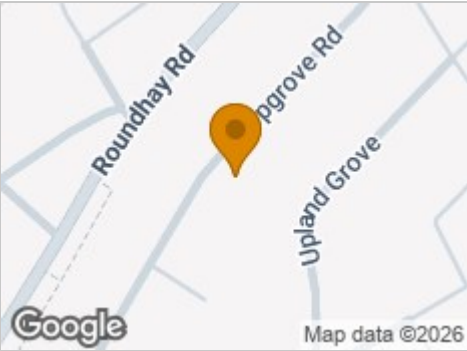
Situated to the second floor this third double bedroom is again generous in size with plenty of eves storage. The room boasts fantastic far reaching views over the City Centre, Gledhow Valley, and Roundhay.

External

To the front of the property is a garden and large driveway that runs down the side of the property. To the rear, an enclosed, mature South East facing garden primarily laid to lawn, with both paved and decked seating areas.



Road Map



Hybrid Map



Terrain Map



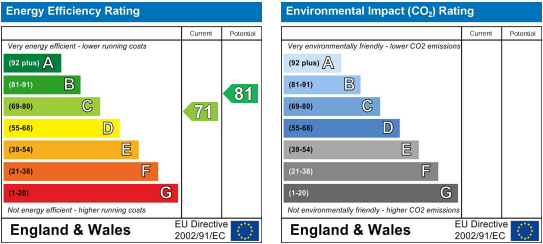
Floor Plan



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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