



**Stoneacre**  
Properties



## **Fir Tree Approach, Leeds, LS17 7EG**

**£365,000**

**\*\* EXTENDED 4 BEDROOM SEMI-DETACHED \*\*.** **\*\* LS17 LOCATION \*\*** **\*\* MODERN INTERIOR WITH OPEN PLAN BREAKFAST KITCHEN / DINER & AMAZING LOFT CONVERSION \*\*** **\*\* SPREAD OVER 3 FLOORS \*\*** **\*\* DRIVEWAY FOR OFF-STREET PARKING \*\*** **\*\* SOUTH FACING GARDEN & DECKING \*\*** Stoneacre Properties are delighted to offer for sale this impressively extended four bedroom semi-detached property located in Moortown, LS17. The house is situated close to local schools and amenities and is an ideal family home for any prospective purchaser. Briefly comprising; entrance cloak, hallway, open plan breakfast kitchen / dining (with bi-folds leading to external), reception room/snug, utility space and guest w/c. Stairs lead to the first floor with two bedrooms, a house bathroom and hall/walk-in wardrobe space leading to the second floor accommodation with a hallway/study, master bedroom, additional bedroom and shower room. Externally the property features a south facing rear garden laid mainly to lawn with wooden decking and flagged areas and driveway suitable for vehicular parking to the front with electric car charger. The property features gas central heating and the majority of the double glazed windows have been replaced by the present owner.

### ENTRANCE HALLWAY

Front entrance door with inset glazing and adjacent panel with inset glazing leads to the ground floor accommodation and stairs to the first floor. Radiator and separate storage / cloak cupboard, LVT flooring.

### OPEN PLAN KITCHEN / DINING

Modern open plan breakfast kitchen and dining room with a range of wall and base units to the kitchen with complimentary contrasting wood and granite effect laminate work surfaces over, tiling to window sill over fitted sink with drainer and mixer tap, pull out larder, integrated fridge/freezer, fitted double oven, wine racking, integrated dishwasher, breakfast bar with space for three chairs, wall shelving and storage units in matching finish to kitchen, triple double glazed window, side entrance door with frosted glazing, LVT flooring over full span of room, inset ceiling spotlighting, two ceiling infrared panel heaters, radiator, ceiling coving to dining, bi fold doors leading to rear of property and gardens.

### RECEPTION ROOM

A separate reception room with internal folding doors, double glazed window, radiator, LVT flooring, ceiling coving.

### UTILITY

Plumbing and space for washing machine, tiled window sill, frosted double glazed window, LVT flooring.

### GUEST W/C

Low level w/c with push button flush, wash hand basin over storage unit with mixer tap, extractor fan, wall mounted heater, LVT flooring.

### LANDING

Double glazed frosted window, radiator, access to first floor accommodation.

### BEDROOM TWO

Double glazed large window, a range of fitted wardrobes, radiator, ceiling coving.

### BEDROOM THREE

Double glazed large window, radiator, fitted wardrobes with sliding fronts.

### BATHROOM

Fully tiled house bathroom with low level w/c and push button flush, fitted bath with mixer tap and glass shower screen with wall mounted shower over, wall mounted wash hand basin over unit, two frosted double glazed windows, extractor fan, chrome heated towel radiator.

### DRESSING ROOM / HALLWAY

A dressing room / hallway can be found off the landing with a double glazed window and radiator, space for large wardrobes and stairs leading to the second floor accommodation.

### STUDY / LANDING

Frosted double glazed window to side, Velux loft window, inset ceiling spotlighting, LVT flooring.

### MASTER BEDROOM

Large double glazed window, Velux loft window, radiator, inset ceiling spotlighting, LVT flooring.

### BEDROOM FOUR

Double glazed window, inset ceiling spotlights, radiator, LVT flooring.

### SHOWER ROOM

A modern shower room featuring a spacious shower tray / drip tray, wall mounted shower with both overhead shower and additional handheld attachment, glass shower screen, full tiling around shower and to floor, low level w/c with push button flush, wall hung charcoal sink over grey unit with drawers and mixer tap with feature tiling over, inset ceiling spotlighting, black heated towel radiator, wall mirror with light, extractor fan.

### EXTERNAL

To the front, a block paved driveway can be found with ample vehicular parking and electric car charging point.

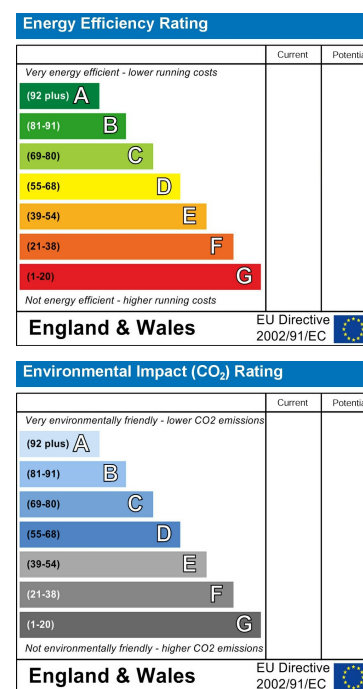
To the rear of the property, wooden decking flows from the bi-fold doors down to a south facing garden laid mainly to lawn with various shrubbery. A block paved additional terrace leads to the side of the property and into an additional flagged terrace. In addition a storage shed can be found to the rear of the property. The property also has the added benefit of a Ring hard-wired cctv / alarm smart system.



## Floor Plan



## Area Map



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