



Stoneacre  
Properties



## Roxholme Avenue

Leeds, LS7 4JF

£280,000

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## Entrance

Entering the property you are welcomed into the entrance hallway which offers access throughout the ground floor.

## Lounge

Formal lounge offers ample space for seating and features a large bay window and is flooded with natural light.

## Dining Room

Second reception room is currently used as the dining room. There is great potential here to knock the kitchen in to the dining room to create an open plan kitchen/living diner, that could extend in to the rear part of the garage (subject to planning).

## Kitchen

Made up of wall and base units and provides access to the integral garage.

## Garage

Great storage space with rear door to the garden.

## Bedroom 1

Large double bedroom offering ample space for double/king size bed and bedroom furniture.

## Bedroom 2

Second double bedroom overlooking the rear garden.

## Bedroom 3

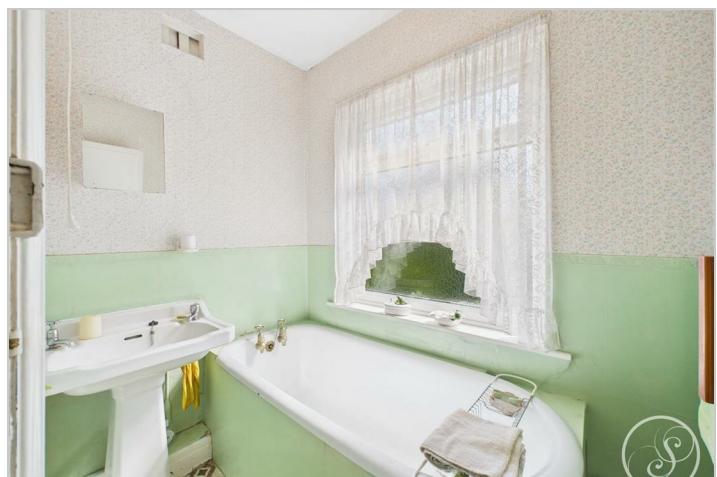
Third single bedroom, also ideal as a home office.

## Bathroom

Comprising bath and sink with separate toilet.

## External

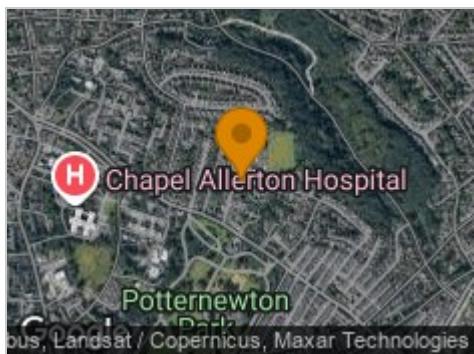
To the front of the property is a small garden and driveway. To the rear is a spacious garden primarily laid to lawn.



## Road Map



## Hybrid Map



## Terrain Map



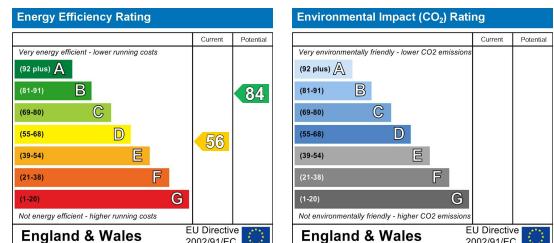
## Floor Plan



## 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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