



Stoneacre  
Properties



## Grange Crescent

Leeds, LS7 4ET

£350,000

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## Entrance

Entering the property you are welcomed into the spacious entrance hallway which provides access to the living room, dining room and kitchen. The wonderful high ceilings of the hallway continue throughout the ground floor of the property.

## Living Room

Large living room with bay window to the front elevation. The room is laid to carpet.

## Dining Room

Conveniently positioned next to the kitchen, the formal dining room is laid to carpet with a window overlooking the rear garden.

## Kitchen

Newly installed kitchen is made up of modern wall and base units offering ample storage space, as well as including integrated oven, gas hob with extractor above, sink with drainer, and dishwasher. Space is offered for an American style fridge freezer, and there is open storage space under the stairs.

## Store/Reception

The third reception room is also ideal as a store and is accessed via the kitchen. A rear door leads out to the garden and access is offered to the downstairs bathroom and utility room.

## Downstairs Bathroom

Comprising toilet, sink and shower.

## Utility Room

Housing the boiler, with space for washer machine and dryer.

## Bedroom 1

Large double bedroom is laid to carpet and boasts a large bay window. Ample space is offered for a king / super king bed as well as bedroom furniture.

## Bedroom 2

Second large double bedroom is laid to carpet.

## Bedroom 3

Third, single bedroom, also ideal as a home office space.

## Bathroom

The newly installed main house bathroom is tiled with separate bath, walk in shower and sink. Next to the bathroom is the toilet with a further sink.

## Bedroom 4

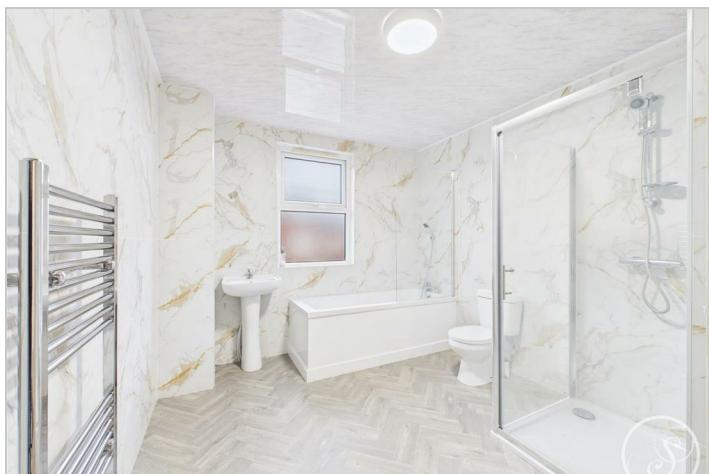
A further large double bedroom situated to the second floor of the property. Room is laid to carpet and provides access to the eves.

## Bedroom 5

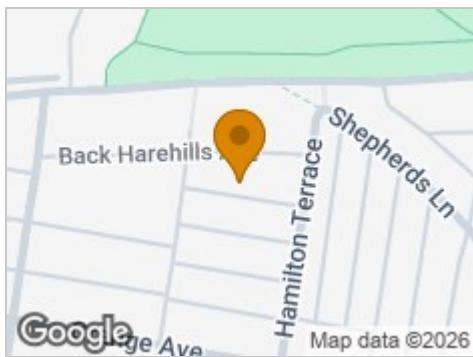
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## External

To the front of the property is a small garden and path that leads to the front door. To the rear is a low maintenance garden.



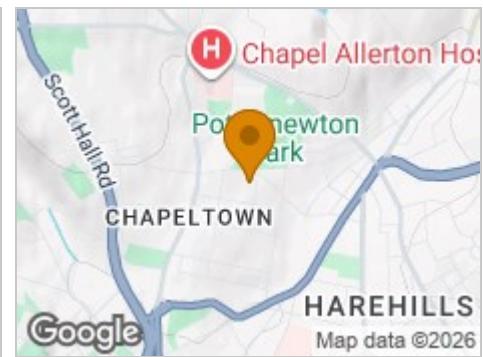
## Road Map



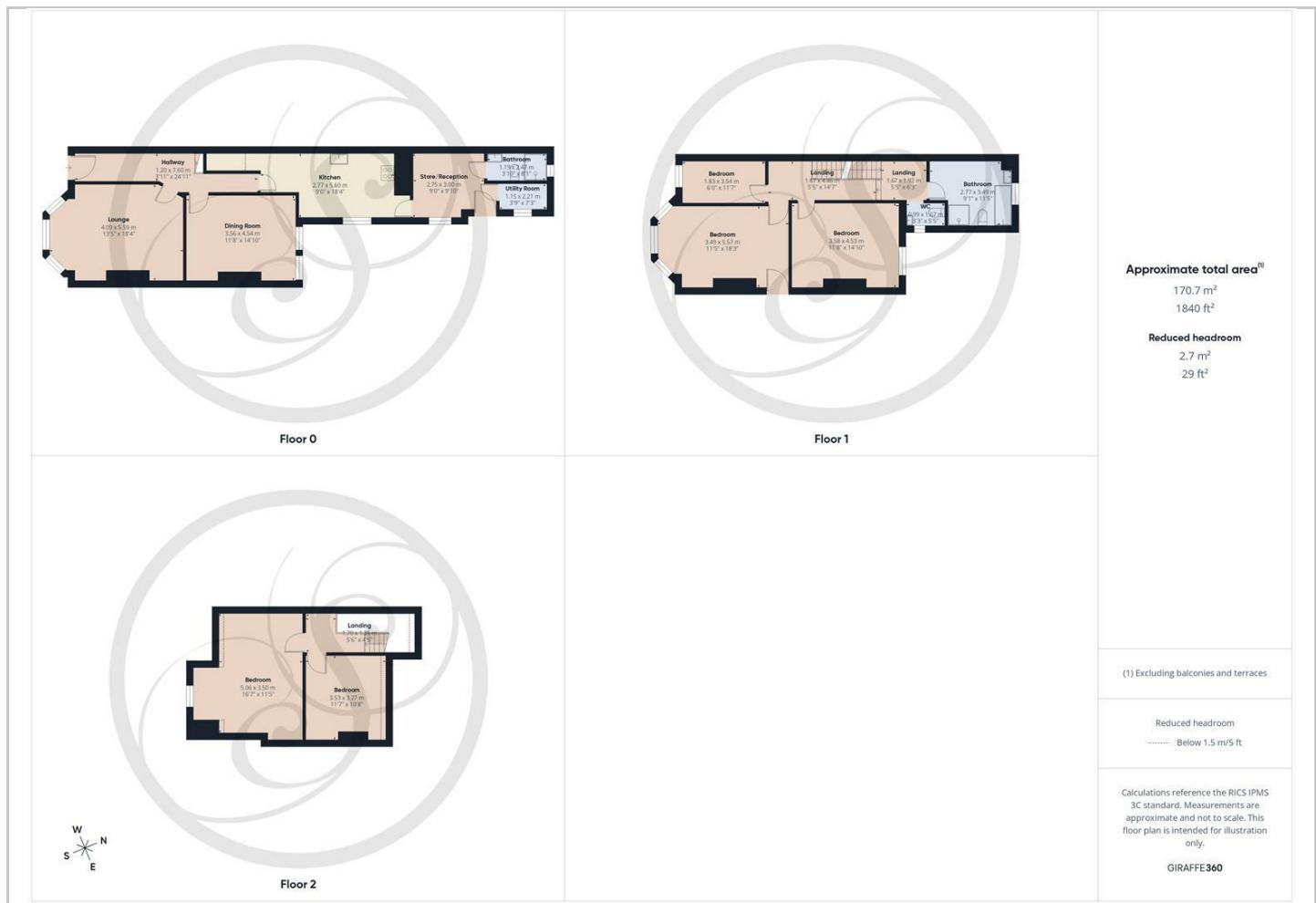
## Hybrid Map



## Terrain Map



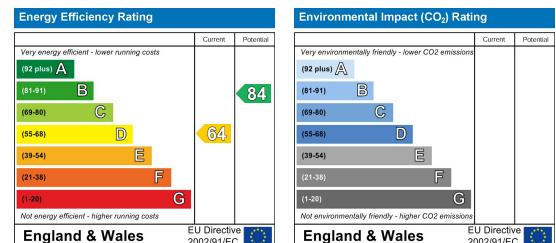
## Floor Plan



## 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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