



Stoneacre  
Properties



## Sholebroke Avenue

Leeds, LS7 3HB

£650,000



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## Entrance

Entering the property you are welcomed into the spacious entrance hallway. Boasting high ceilings and wood panel detailing it is a very grand entrance to a grand house. The hallway offers access to the basement.

## Kitchen

One of the main highlights of this property is the superb and newly installed kitchen. Made up of dark blue base units and contrasting white upper units, the large central island is a real statement. The kitchen is complete with integrated appliances, including fridge and freezer, double ovens, dishwasher, and dedicated space for the washer and dryer, and there is no lack of storage space!

## Lounge

Large formal lounge is flooded with natural light from the large bay window. The room offers an abundance of space for seating and is complete with a log burner.

## Dining Room

Formal dining room can accommodate up to 8-10 guests comfortably.

## w/c

Comprising toilet and sink.

## Bedroom 1

This impressive primary bedroom spans a total of 350 sqft and boasts its own sitting area with log burner.

## Bedroom 2

Second large double bedroom.

## Bedroom 3

Currently used as a walk in wardrobe. But is a further double bedroom if needed.

## Bathroom

Newly tiled bathroom with walk in shower, toilet and sink.

The first floor also boasts a large storage cupboard.

## Bedroom 4

Situated to the second floor, this large double bedroom features its own sitting area.

## Bedroom 5

Fifth double bedroom with built in storage space.

## Bedroom 6

Sixth bedroom which accommodates a single bed. Also makes for an ideal office space.

## Bathroom 2

Situated to the second floor and comprising shower, toilet and sink. There is also a separate w/c.

## Flat

The property comes complete with its own self contained 1-bed flat. Split over two floors it has its own kitchen, living room, bathroom and bedroom. Perfect if you want to let it out or need it for wider family or guests.

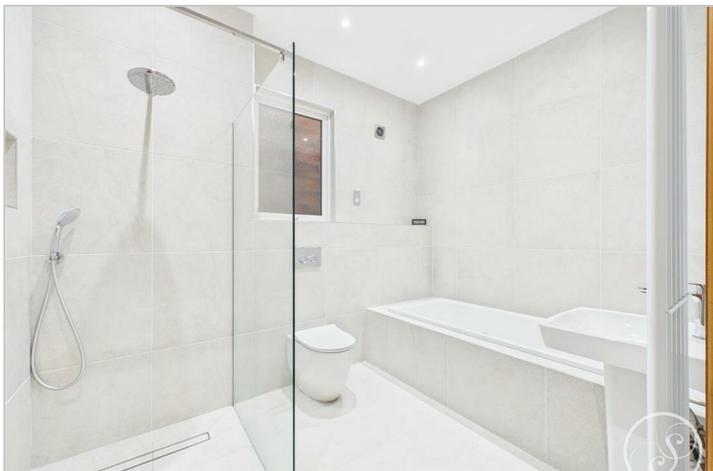
## External

To the front of the property is a large lawned garden with paved footpath leading up to the front door. To the far end of the garden is a graveled seating area. To the rear is a further lawned garden but also parking which is accessed via an electric gate.

## Basement

Tel: 0113 237 0999

The property also boasts a large basement that runs the full footprint of the house.



## Road Map



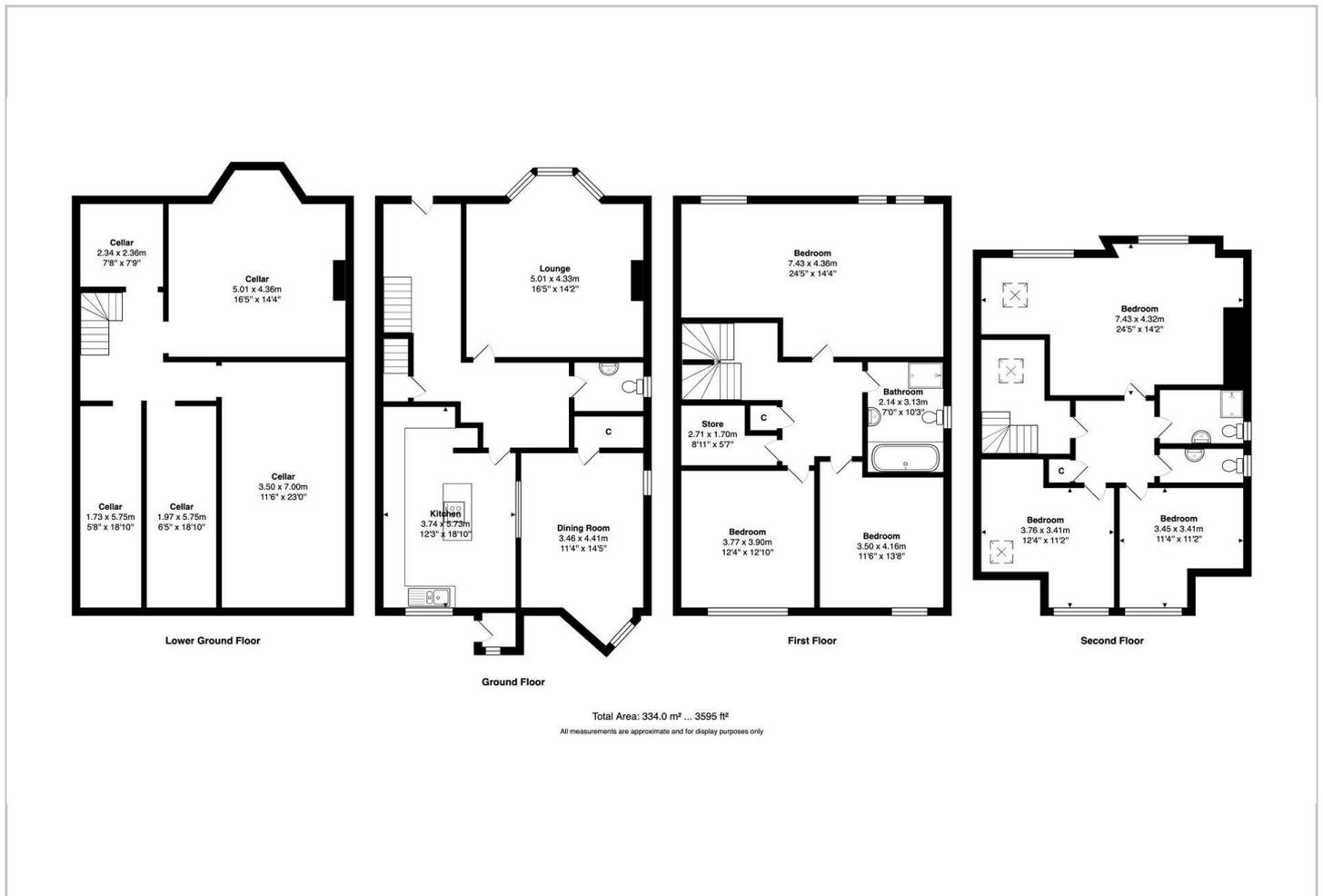
## Hybrid Map



## Terrain Map



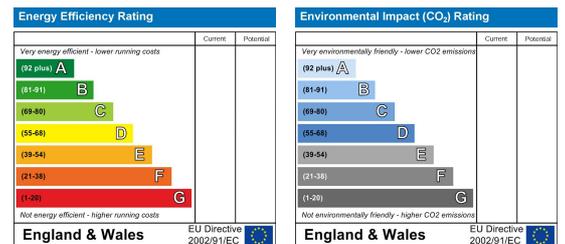
## Floor Plan



## 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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