



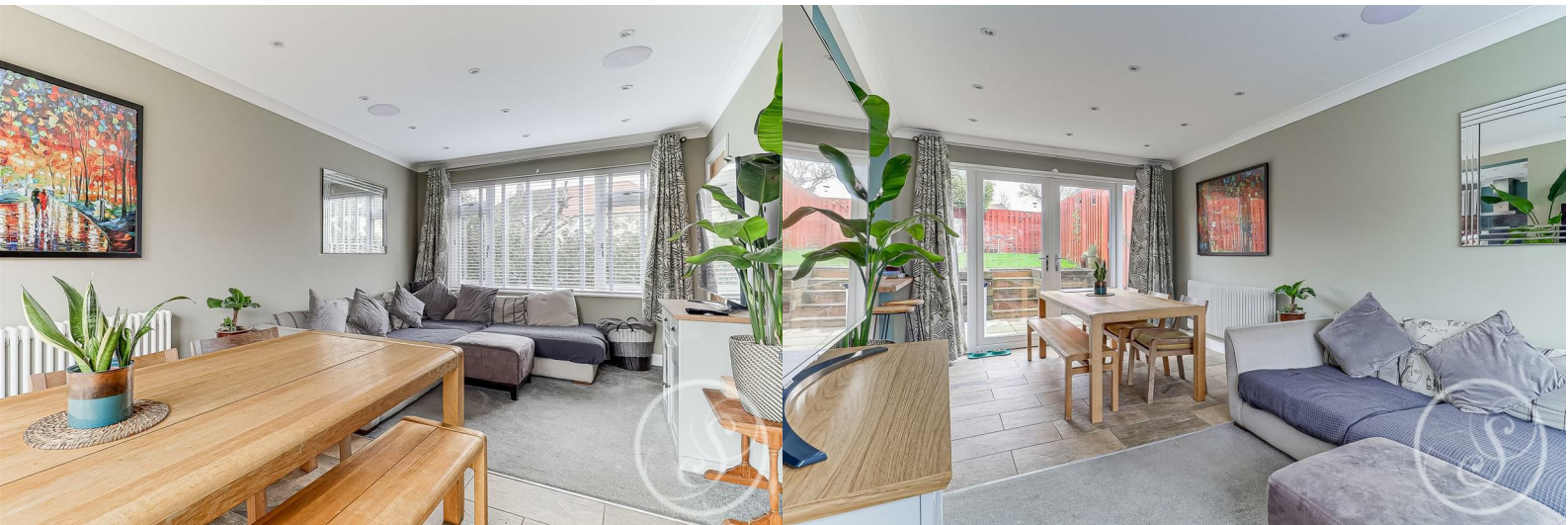
Stoneacre
Properties



Iveson Crescent

Leeds, LS16 6NU

£280,000



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Entrance

Entering the property you are welcomed into the entrance hallway which leads through to the open plan lounge/kitchen/diner. Underfloor heating runs from the hallway into the kitchen and dining area.

Kitchen

9'10" x 12'7" (3 x 3.86)

Spacious and recently installed kitchen is made up of wall and base units and comprises an array of integrated appliances, including dishwasher, gas hob with extractor above, 1.5 bowl sink with drainer and microwave and oven. The kitchen is finished with breakfast bar. Inset ceiling speakers. Access offered through to utility and w/c.

Lounge/Diner

10'8" x 19'0" (3.26 x 5.8)

Open to the kitchen this open plan layout is perfect for hosting and socialising. The lounge area is laid to carpet, and french doors to the rear of the property lead out to the rear garden.

Utility / w/c

Accessed via the kitchen and external side door is the utility room and w/c. The w/c is finished with toilet and sink.

Bedroom 1

10'11" x 9'10" (3.34 x 3.02)

Spacious double bedroom laid to carpet.

Bedroom 2

10'11" x 8'10" (3.34 x 2.7)

Second spacious double bedroom laid to carpet with freestanding wardrobe fitted to the space.

Bedroom 3

7'11" x 6'9" (2.42 x 2.06)

Single third bedroom currently set up as a home office.

Bathroom

Modern tiled bathroom comprises shower over p-shaped bath, toilet and sink.

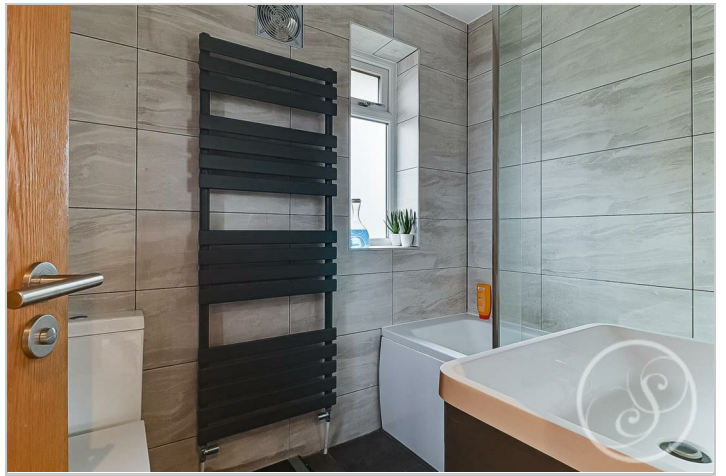
Occasional Loft Space

16'4" x 9'5" (5 x 2.88)

Situated on the second floor of the property is this bonus loft space currently set up as a further sitting area.

External

Externally, the property boasts a generous sized block paved driveway that can accommodate up to 5 cars, a front garden laid to lawn with shrubbery to the border offering privacy, and to the rear a split level landscaped garden with patio area, and raised lawn area accessed via steps.



Road Map



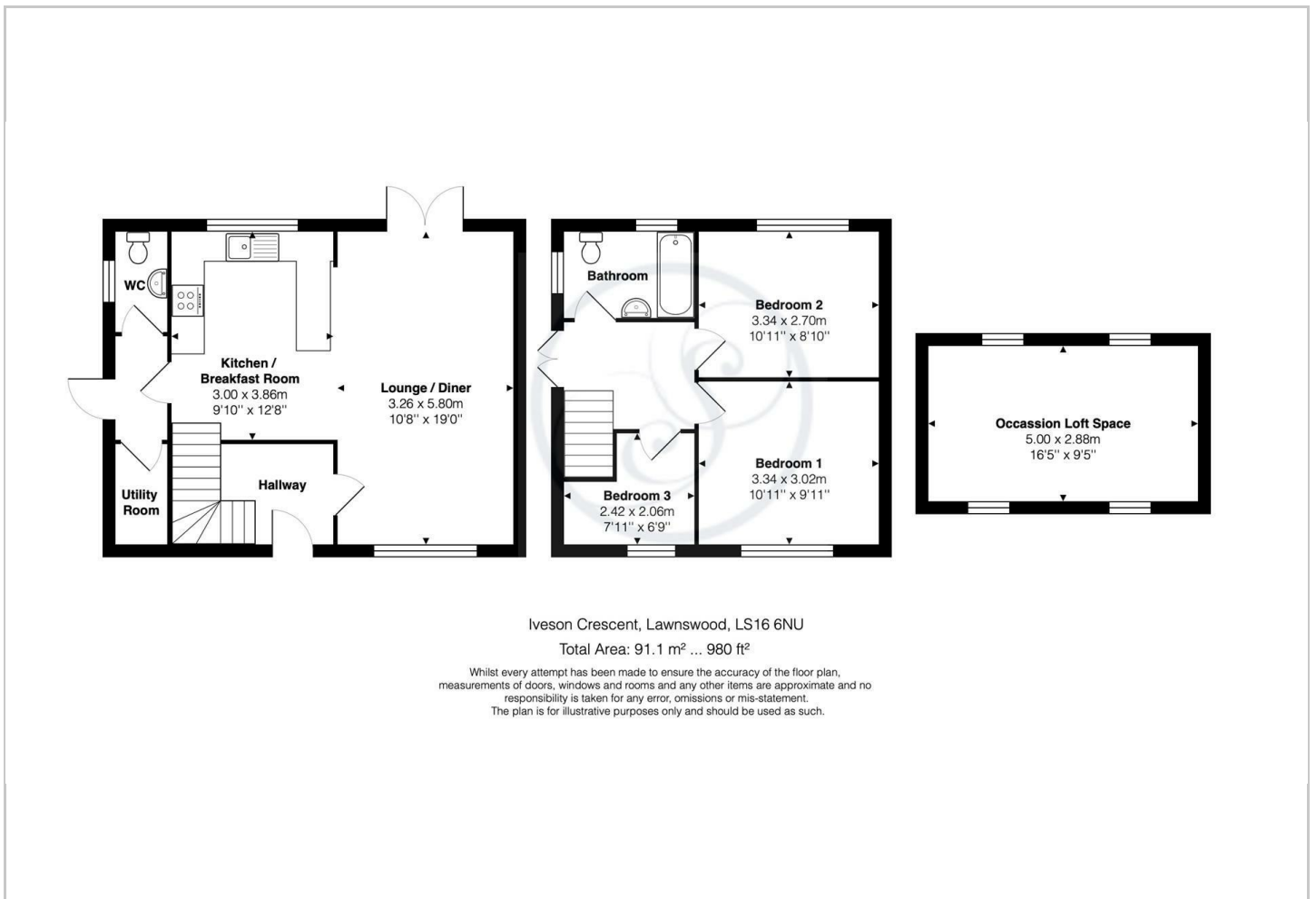
Hybrid Map



Terrain Map



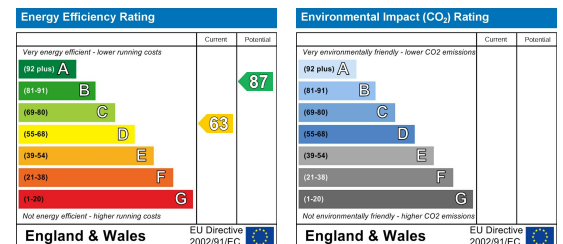
Floor Plan



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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