



Stoneacre  
Properties



## Carrholm Road

Leeds, LS7 2NQ

£325,000

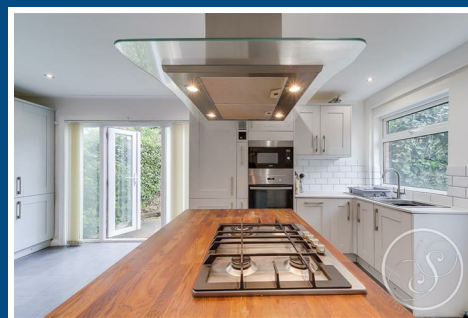




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## Entrance

Front door of the property leads through to the entrance hallway which offers access to the Lounge and Kitchen/Diner.

## Lounge

11'1" x 10'3" (3.4 x 3.14)

Spacious Lounge comprises bay window, wooden flooring and feature fireplace.

## Kitchen/Diner

18'9" x 12'8" (5.72 x 3.87)

Spacious and modern Kitchen/Diner is generous in size and offers ample space for a formal dining table, and provides access out to the rear garden via French Doors. The Kitchen is made up of modern wall and base shaker style units and comprises an array of integrated appliances including, integrated fridge/freezer, integrated oven and microwave, 1.5 bowl sink with drainer, gas hob with extractor above situated on the Kitchen Island, and integrated dishwasher. Space and plumbing for washing machine and tumble dryer.

## Bedroom 1

11'7" x 12'4" (3.54 x 3.76)

Large double bedroom is laid to carpet and offers ample space for double/king size bed and storage.

## Bedroom 2

11'7" x 10'7" (3.54 x 3.25)

Second large double bedroom is laid to carpet and benefits from bay window.

## Bedroom 3

7'1" x 7'10" (2.16 x 2.4)

Single bedroom laid to carpet is ideal for a nursery or home office.

## Bathroom

Modern and well presented house bathroom is partially tiled and comprises walk in shower, bath, toilet and vanity sink unit.

## External

Externally, the property boasts a front garden laid to lawn with mature shrubbery surrounding and paved driveway. To the rear is a secure garden, again laid to lawn, with mature shrubbery surrounding providing the garden with privacy.

External photos taken August 2021.



Road Map



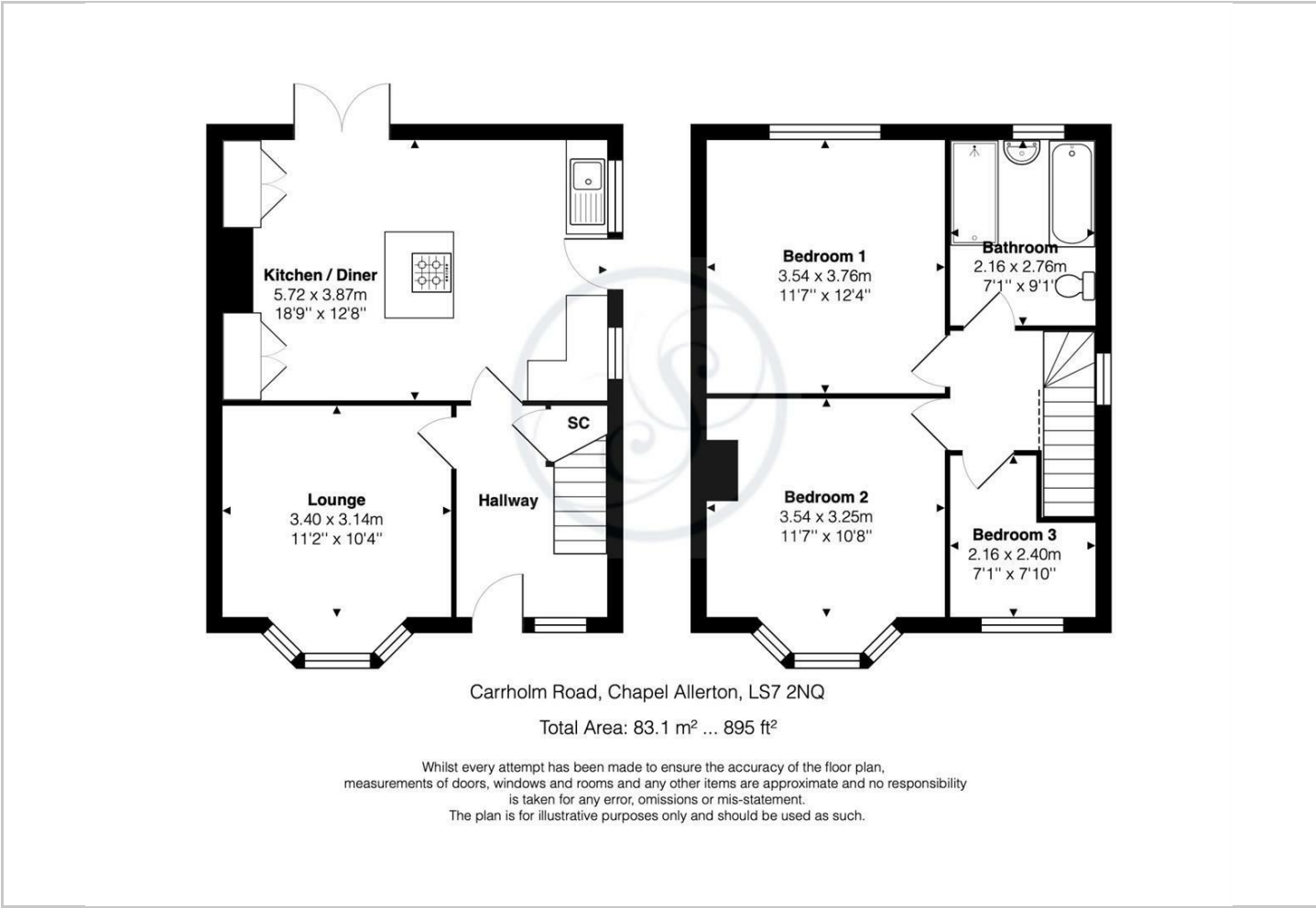
Hybrid Map



Terrain Map



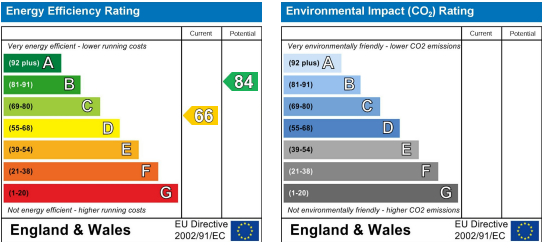
Floor Plan



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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