



Stoneacre
Properties



Carrholme 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.

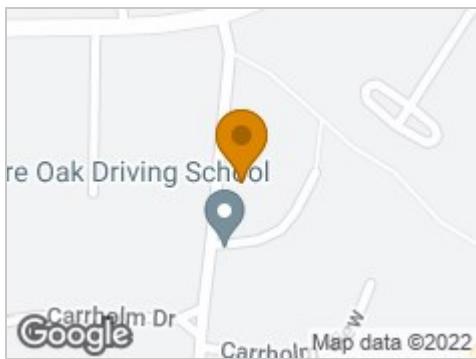
External

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.



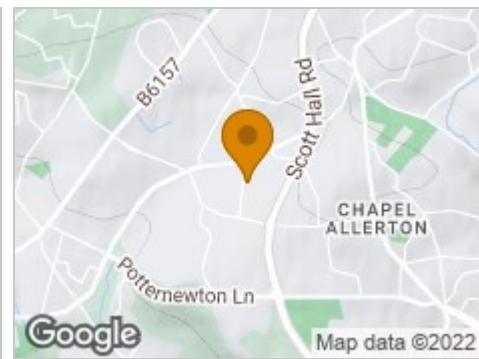
Road Map



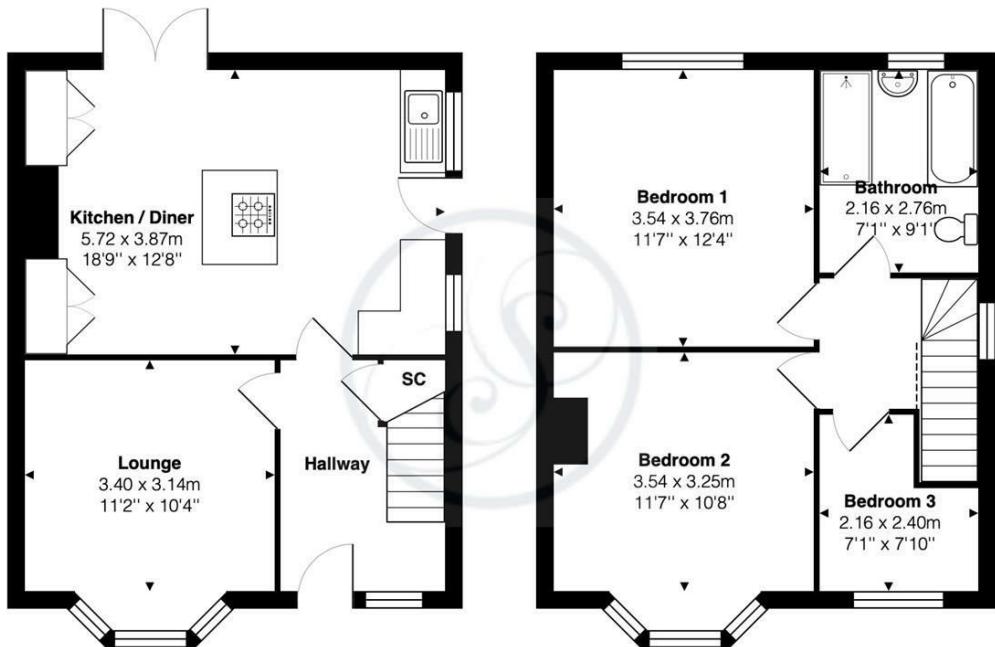
Hybrid Map



Terrain Map



Floor Plan



Carrholme Road, Chapel Allerton, LS7 2NQ

Total Area: 83.1 m² ... 895 ft²

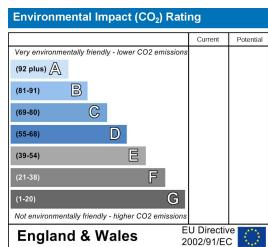
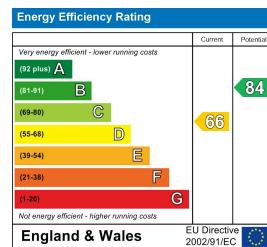
Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows and rooms and any other items are approximate and no responsibility is taken for any error, omissions or mis-statement.

The plan is for illustrative purposes only and should be used as such.

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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.