



Stoneacre  
Properties



## Woodlea Avenue

Meanwood Leeds, LS6 4SU

£325,000



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## Entrance

Entering the property you are welcomed in to the hallway which leads to the w/c and to the living room.

## w/c

Comprising toilet and sink.

## Living Room

This superb open plan living space provides ample space for seating as well as a formal dining area and is complete with a modern fitted kitchen. The well presented kitchen is made up of shaker style wall and base units and boasts integrated fridge/freezer, dishwasher, oven, gas hob with extractor above, and plumbing for washing machine, as well as plenty of storage. There is a useful under stairs storage cupboard and French doors lead out to the rear patio and garden.

## Bedroom 1

Large double bedroom laid to carpet.

## Bedroom 2

Second double bedroom overlooks to the rear garden.

## Bedroom 3

Third single bedroom, also ideal as a home office.

## Bathroom

Newly fitted bathroom is stylishly tiled with shower over bath, toilet and sink.

## External

The external plot is one of the highlights of this fantastic property. It is larger than normal with

lawned gardens to the rear and side, and a patio seating area. The property also boasts two parking spaces one to the front and one to the rear of the property.



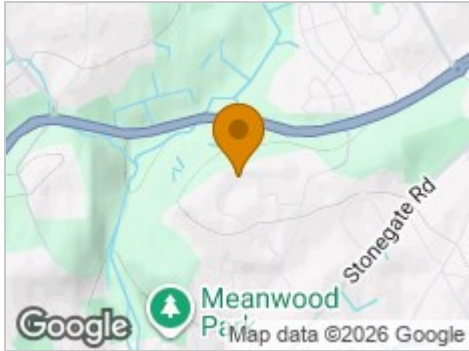
Road Map



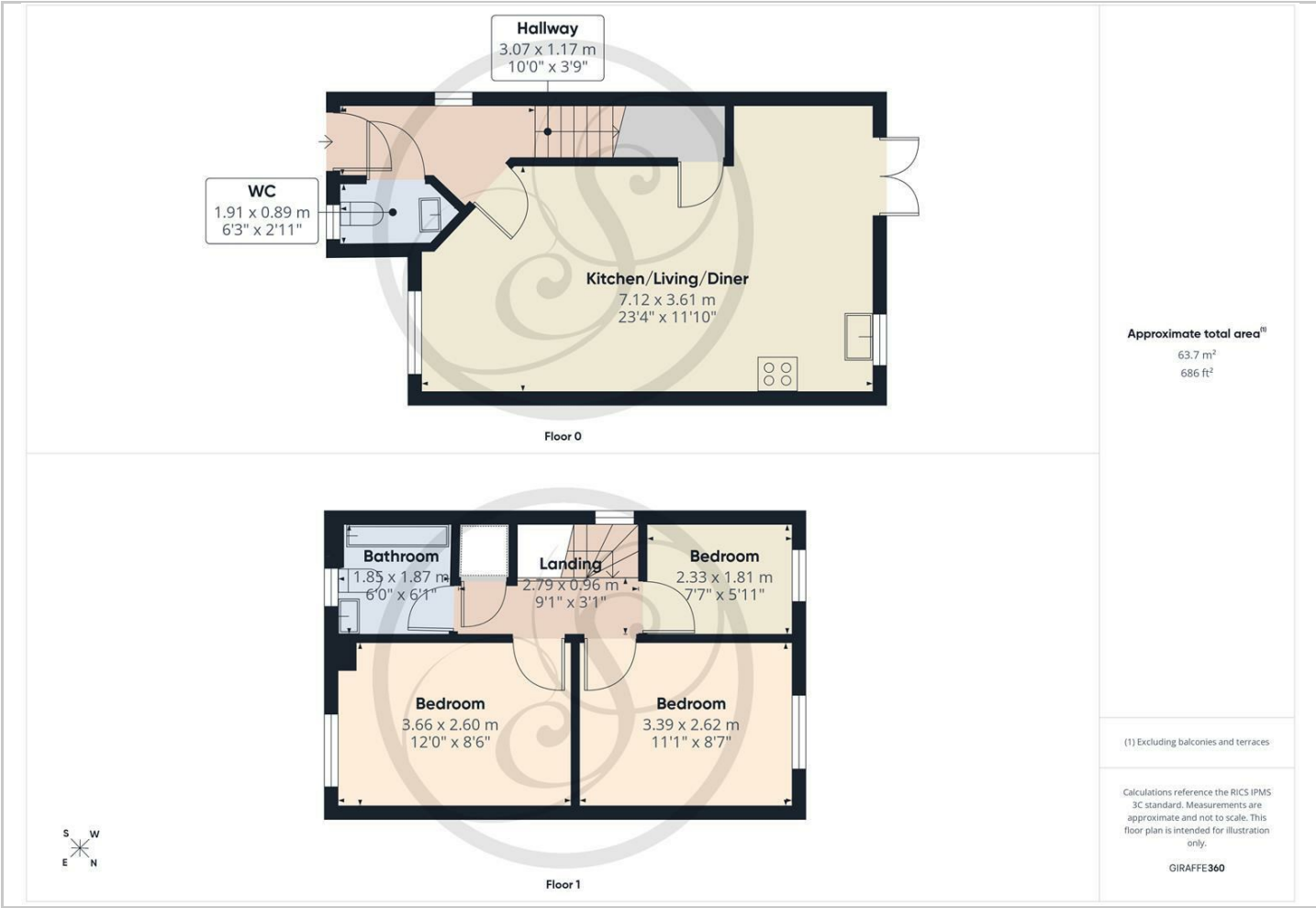
Hybrid Map



Terrain Map



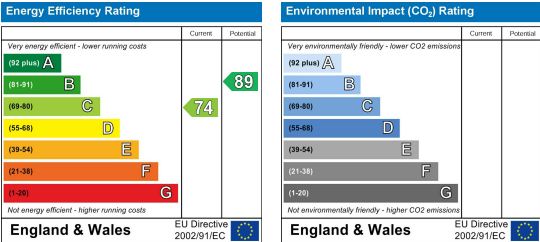
Floor Plan



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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