



Stoneacre
Properties



St. Matthews Walk

Leeds, LS7 3PS

£475,000



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Entrance

Entering the property you are welcomed into the spacious entrance hallway which offers access to the lounge/diner, kitchen, bedroom 4/office and the main bathroom, as well as to a useful under stairs store cupboard.

Living/Dining Room

This large open plan living space is ideal for hosting and socialising with ample space for seating and a formal dining space. The room is wonderfully bright and airy thanks to the large window to the front elevation and the French doors to the rear elevation. The room boasts a feature fireplace, and the French doors to the rear open this living space up to the patio, further emphasizing its use as a socialising space.

Kitchen

Modern fitted kitchen is made up of grey handleless wall and base units and comprises integrated fridge/freezer, oven, electric hob with extractor above, dishwasher and washing machine, as well as an abundance of storage space and a breakfast bar seating area. The side door leads out to the driveway.

Bedroom 4 / Office

Positioned to the ground floor, this spacious room serves as a useful ground floor bedroom, but if not needed as a bedroom day to day, it also makes for a great office / playroom and occasional guest bedroom.

Bathroom

4-piece main house bathroom comprising bath, shower, toilet and sink.

Bedroom 1

This primary bedroom positioned to the first floor is very generous in size, and comfortably accommodates a king/super king bed as well as bedroom furniture. This primary suite is also complete with its own walk in wardrobe and en-suite bathroom and eves storage.

En-suite

Large walk in shower, toilet and sink.

Bedroom 2

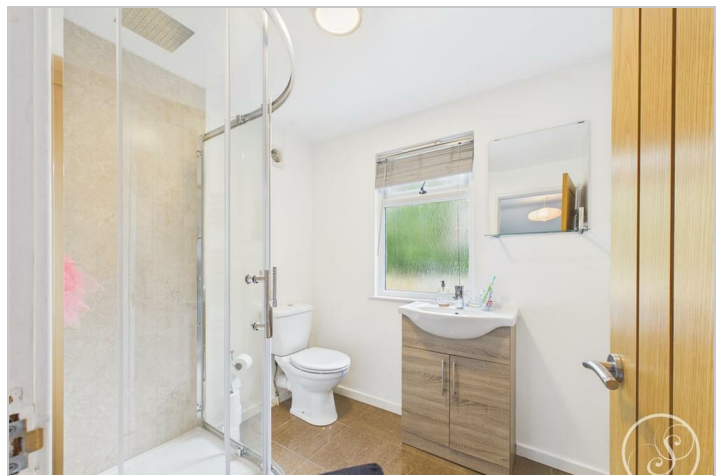
Second double bedroom, positioned to the first floor.

Bedroom 3

Third double bedroom to the first floor.

External

To the front of the property is a large lawned garden and driveway that runs down the side of the property than can hold up to 4/5 cars. To the rear is a well landscaped two tier garden with a lower patio area accessed via the French doors in the living room, and a raised patio and lawned area.



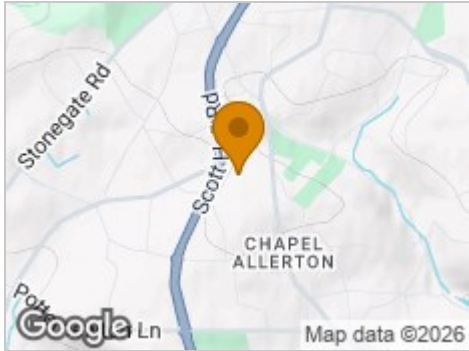
Road Map



Hybrid Map



Terrain Map



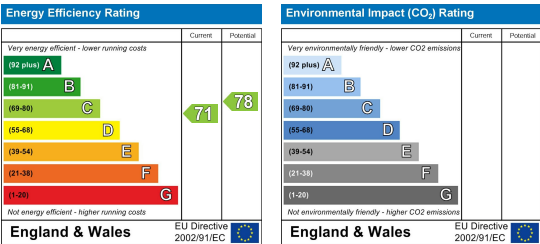
Floor Plan



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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