



Stoneacre  
Properties



## Hamilton View

Leeds, LS7 4ES

£280,000





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## Entrance

Entering the property you are welcomed into the entrance hallway which boasts large high ceilings and offers access to the lounge, reception room 2, and the kitchen.

## Lounge

Expansive lounge boasts some wonderful period features including decorative coving and ceiling rose, and an exposed brick fire place with log burner. The room is finished with laminate flooring and a large bay window.

## Reception Room 2

Second large reception room is ideal for a second sitting area, a dining room, a playroom, or a home office.

## Kitchen

Large galley style kitchen is made up of white wall and base units and comprises range cooker, plumbing for dishwasher, space for fridge/freezer, breakfast bar seating and ample storage space. Rear door offers access out to the rear garden. Access also offered down to the cellar.

## Shower room

Comprising shower, toilet and sink. Houses the combi boiler.

## Bedroom 1

Large double bedroom laid to carpet with feature fireplace and dual aspect windows.

## Bedroom 2

Second large double bedroom laid to carpet.

## Bathroom

Main house bathroom comprises shower over bath, toilet and sink.

## Bedroom 3

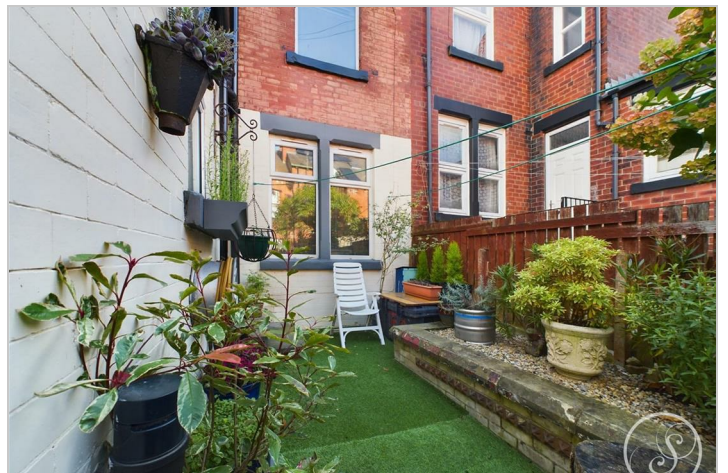
Third spacious double bedroom laid to carpet with eaves storage.

## Bedroom 4

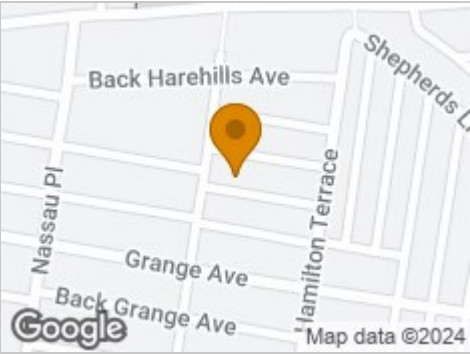
Fourth double bedroom laid to carpet.

## External

Externally, the property features a front and rear courtyard style garden.



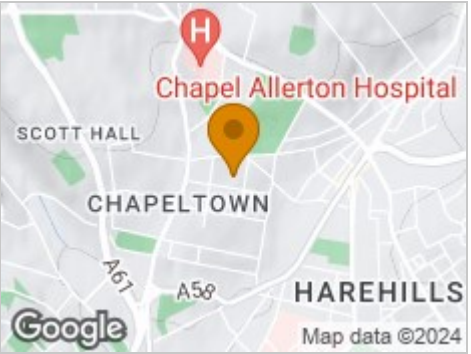
Road Map



Hybrid Map



Terrain Map



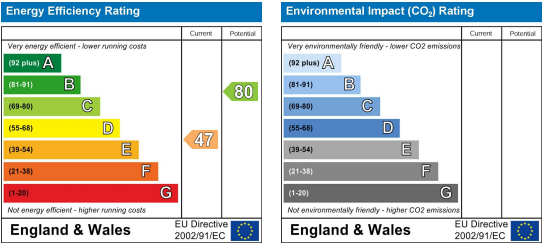
Floor Plan



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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