



Stoneacre
Properties



Alwoodley Lane

Leeds, LS17 7PN

£995,000



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Entrance

Entering the property you are welcomed into the entrance porch which leads through into the grand entrance hallway.

Lounge

From the entrance hallway access is offered through to the spacious lounge which boasts ample space for seating, a feature fireplace, large bay window to the front elevation of the property and well maintained decorative features including coving and a ceiling rose, which continues through into the dining room which itself is open to the lounge.

Dining Room

Accessed from the hallway and open to the lounge is this superb spacious dining area with its own feature fireplace, offers easy access to the kitchen and boasts french doors to the rear patio and garden.

Kitchen

Well presented kitchen offers ample space for storage, a large integrated oven, gas hob with extractor above, breakfast bar seating, space for large American style fridge/freezer all finished with granite worktops. The kitchen offers space for an informal dining space, over looks the rear garden and leads through to the utility room.

Utility Room

Houses the washing machine and dryer and leads through to the w/c, second reception room and rear door out to the garden.

WC

Comprises toilet and sink.

Reception Room 2

Large spacious reception room is ideal as a playroom or games room, previously the garage.

Landing

Coming up the stairs opens up to this spacious landing offering access to the five bedrooms and house bathrooms. The landing is naturally bright with a large floor to ceiling window overlooking the rear garden.

Primary Bedroom

Extensive double bedroom with an abundance of storage space, dressing area, and 4-piece en-suite bathroom.

En-suite

Comprises bath, shower, toilet and sink.

Bedroom 2

Large spacious double bedroom with fitted storage and large bay window to front elevation of the property.

Bedroom 3

Third double bedroom with fitted storage. Bedroom 3 boasts its own private balcony overlooking the rear garden.

Bedroom 4

Fourth double bedroom overlooking the rear garden.

Bedroom 5

Fifth double bedroom currently set up as a home office.

Bathroom

Main house bathroom comprises shower, toilet and sink.

Tel: 0113 237 0999

Loft

Accessed via loft ladder and is fully boarded with velux window.

External

Externally, the property boasts a superb front garden and large driveway with access down both sides of the property to the rear. Accessed externally is the boiler room. And to the rear is a superb and expansive rear garden primarily laid to lawn with a large patio area. The garden is interwoven with mature plants and mature shrubbery runs along the rear of the plot. A freestanding garden room sits to the rear of the garden. At the bottom of the garden is an additional piece of land belonging to the property approx dimensions 3m x 10m.



Road Map



Hybrid Map



Terrain Map



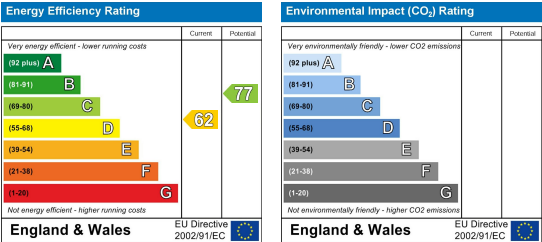
Floor Plan



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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