



Stoneacre  
Properties



## The Avenue

Harewood Leeds, LS17 9LD

£350,000



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## Entrance

Entering the property you are welcomed into the hallway which boasts storage and leads through to the lounge/diner.

## Lounge/Diner

Large spacious room boasts superbly high ceilings offering ample space for seating around the log burner. The room can also accommodate a dining table for up to 6-8 guests.

## Kitchen

Kitchen has been cleverly designed to fit the space. Made up of dark blue shaker style cabinets the kitchen boasts ample storage space and comprises dishwasher, farm house style sink, oven, gas hob with extractor above, integrated bin, and leads round to a utility area which houses the fridge/freezer, washing machine and tumble dryer, all fitted. The kitchen has been designed in an empathetic way to fit with the properties character.

## Porch

The porch to the rear offers perfect storage space and offers easy access out to the car parking.

## Bedroom 1

The primary bedroom to the property is one of the houses show stopping features. Vast in size and boasting exposed beams, high vaulted ceilings and fitted storage, it is a truly luxury main bedroom, again in keeping with the character of the property.

## Bedroom 2

Second bedroom is ideal for a home office or nursery.

## Bathroom

Newly installed bathroom is tiled and boasts shower over bath, toilet and sink.

## External

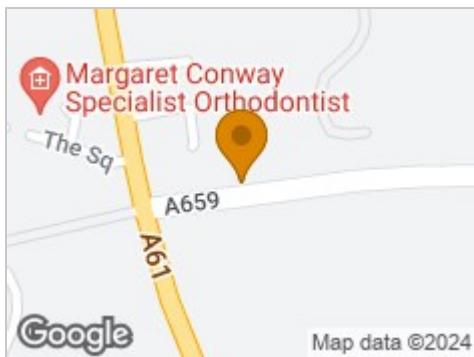
Externally, the property boasts a beautifully maintained garden with mature plants throughout and shrubbery to the border offering privacy. The property comes complete with parking.

## Additional

The furniture within the property can be included upon separate negotiation.



## Road Map



## Hybrid Map



## Terrain Map



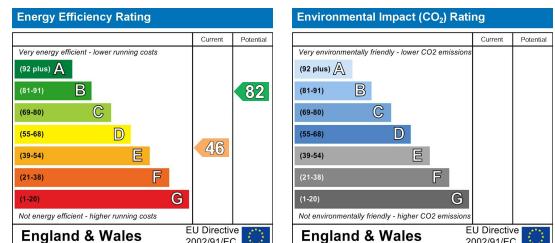
## Floor Plan



## 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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