



Stoneacre
Properties



First Avenue

Bardsey Leeds, LS17 9BE

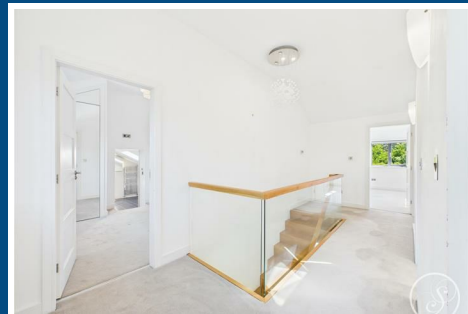
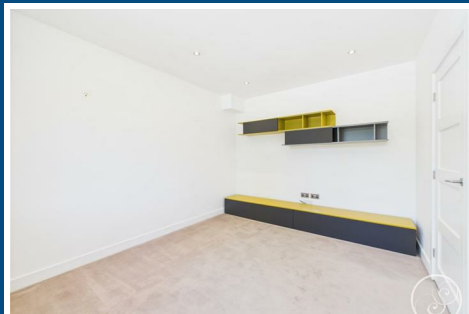
Offers Over £815,000



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Entrance

Entering the property you are welcomed in to the bright, airy and open hallway which boasts cloakroom storage a wonderful wood and glass staircase and underfloor heating that runs through into the kitchen, w/c and utility room.

Lounge

Spacious formal lounge is accessed from the hallway via double glass doors. Engineered wood flooring runs throughout the room and an abundance of space is offered for seating. The lounge boasts a log burner and French doors lead out to the rear patio and garden.

Reception Room 2

A second reception room offers an ideal space for a reading room, games/playroom or a home office.

Kitchen/Diner

A wonderfully bright space thanks to the bifold doors that run along the two external walls flooding the room with natural light, this also makes it the perfect space for hosting and socialising with guests. The kitchen is finished to a high specification with wood grain effect wall and base units and contrasting gloss white upper units. The kitchen boasts an array of integrated appliances including full height fridge, double ovens, electric hob with extractor above, dishwasher all finished with solid worktops and breakfast bar seating. The integrated appliances continue into utility room where you will find a full height freezer and a further under counter fridge. The room offers space for a formal dining table.

Utility Room

A continuation of the kitchen, further storage space

is offered. Space for washing machine and dryer. Access offered to the integral garage.

w/c

Comprising toilet and sink.

Bedroom 1

Large primary bedroom is laid to carpet with wall to wall fitted wardrobes. The room overlooks the rear garden. Complete with en-suite bathroom.

En-suite 1

Comprising walk in shower, toilet and dual floating vanity sinks.

Bedroom 2

Second double bedroom laid to carpet, complete with fitted wardrobes. Steps lead down to the en-suite shower room.

En-suite 2

Walk in shower room with toilet and sink.

Bedroom 3

Third double bedroom laid to carpet and complete with fitted wardrobes.

Bedroom 4

Fourth double bedroom laid to carpet with fitted wardrobes. Overlooks the rear garden.

Bathroom

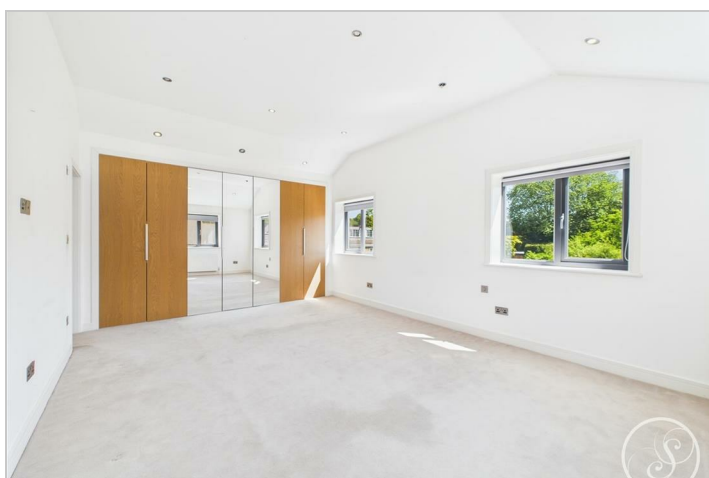
Main 4-piece house bathroom comprises shower, bath, toilet and sink.

Garage

Integral garage offers great storage space with easy access from the utility room. Electric front door.

External

To the front of the property is a large driveway accessed via the front electric gates that leads up to the garage, there is also a large front garden laid to lawn. To the rear is a spacious garden primarily laid to lawn with patio seating and mature shrubbery to the border.



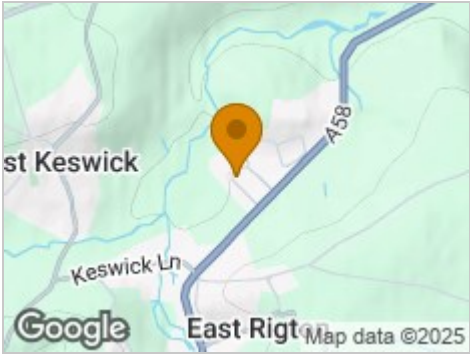
Road Map



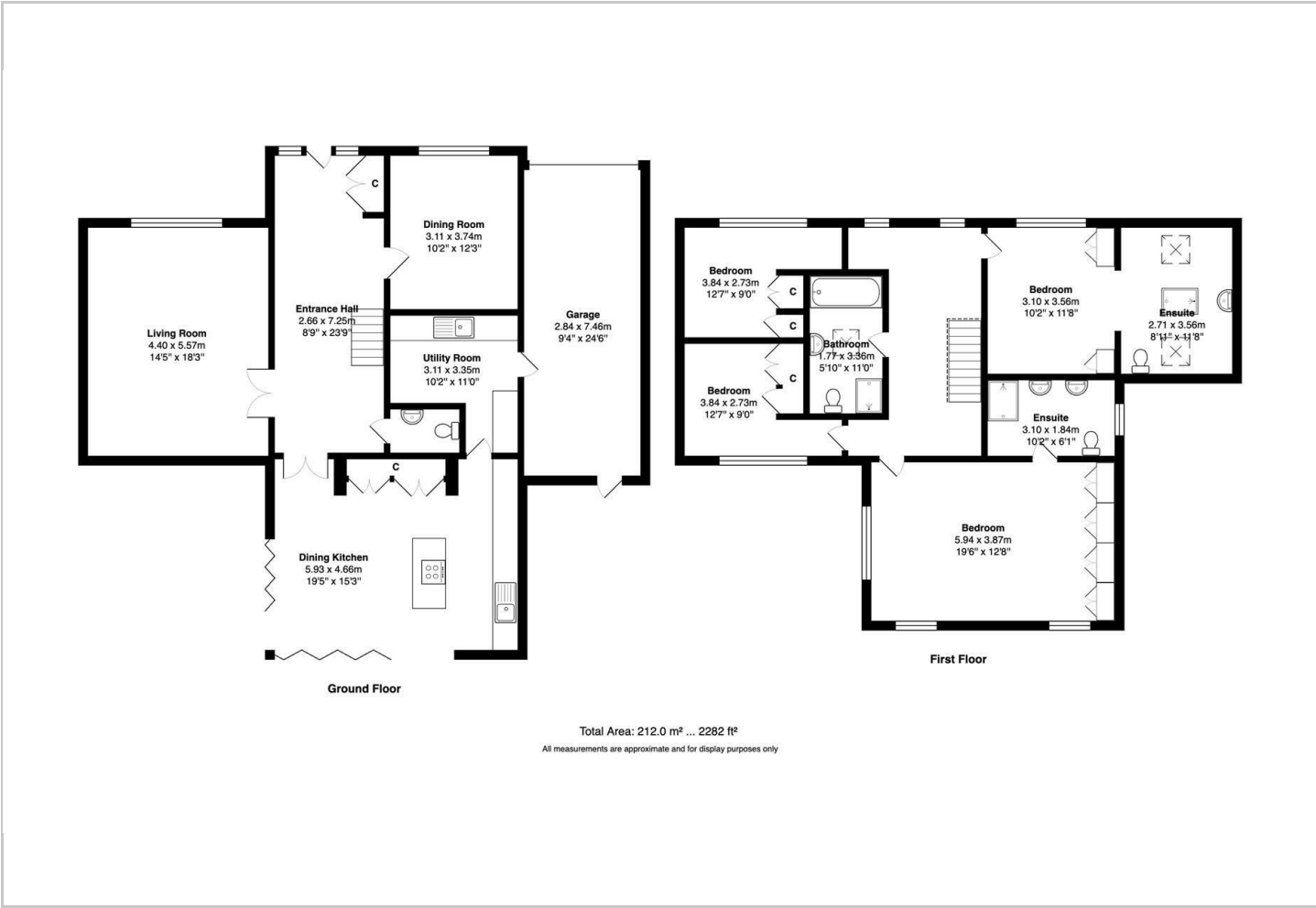
Hybrid Map



Terrain Map



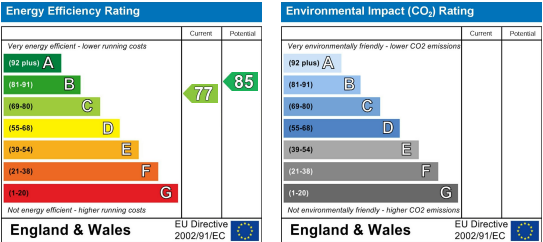
Floor Plan



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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