Stoneacre Properties



# Gateland Lane

Leeds, LS17 8HS

£675,000

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Leeds, LS17 8HS

## £675,000





### Entrance
Entering the property you are welcomed into the hallway which offers access to the lounge, w/c and through to the kitchen.

### Lounge
Spacious reception room offers ample space for seating and boasts a large bay window to the front elevation of the property. Access is offered through to dining room.

### Dining Room
Semi open to the kitchen with access to the sunroom.

### Kitchen
Galley style kitchen made up of wall and base units with integrated appliances.

### Sunroom
Spacious third reception room with access out to the rear garden.

### w/c
Comprising toilet and sink.

### Utility/Rear Porch
Space for washer and dryer and access out to the rear garden.

### Bedroom 1
Large double bedroom with built in wardrobes.

### Bedroom 2
Second double bedroom with built in wardrobes.

### Bedroom 3
Large single bedroom.

### Bedroom 4
Fourth single bedroom, also ideal as a home office.

### Bathroom
Walk in shower, toilet and sink.

### External
The property benefits from a large driveway and detached garage. To the front is a large garden laid to lawn, interwoven with mature shrubbery. To the rear is a further large lawned garden. This plot is ripe for development (STP).













## Road Map



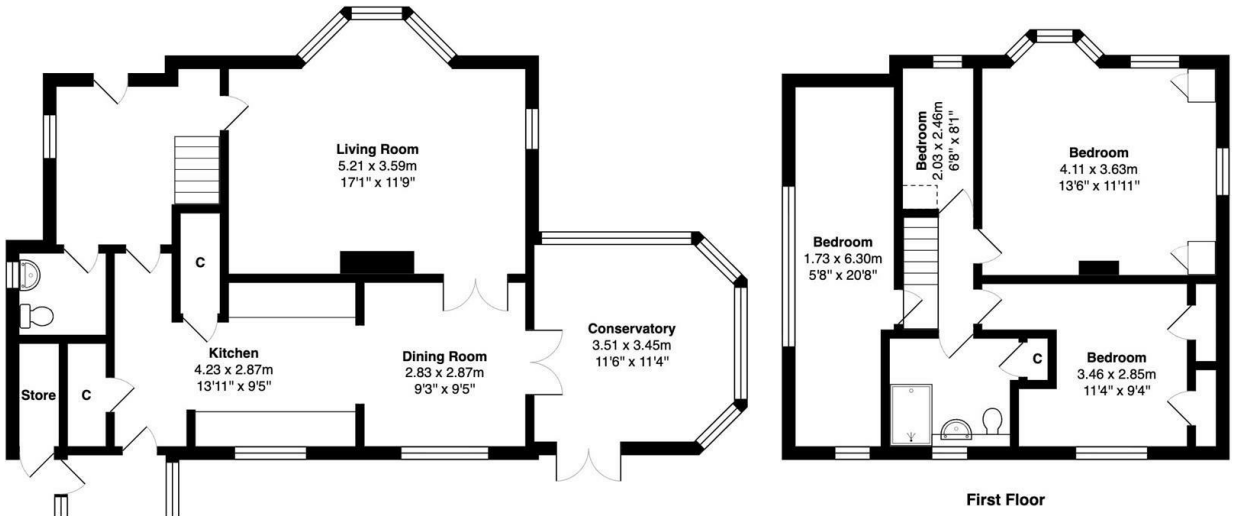

## Hybrid Map




## Terrain Map




## Floor Plan



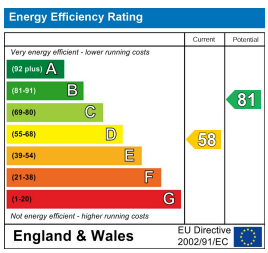

Total Area: 120.9 m² ... 1301 ft²

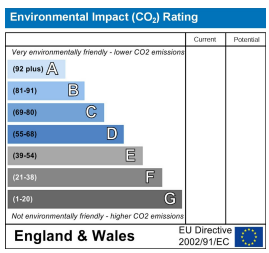
All measurements are approximate and for display purposes only

## 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




These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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