



Stoneacre  
Properties



## Wensley Drive

Leeds, LS7 2NE

£350,000





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## Entrance

Entering the property you are welcomed into the hallway, a useful space for shoe and coat storage and leads on to the main hallway which offers access to the lounge/diner and to the kitchen.

## Lounge/Diner

A spacious yet cosy room, boasts a feature gas fireplace. Dual aspect windows to the front and rear of the room, flood the space with natural light giving the room and open and airy feel. The room is finished with laminate flooring and offers ample space for seating as well as a dedicated formal dining space.

## Kitchen

The kitchen, much like the lounge/diner is very generous in size. Again flooded with natural light with windows to the rear and side elevation of the property. The kitchen is made up of wall and base units offering ample storage space as well as space for a table. The kitchen comprises built in oven, gas hob, plumbing and space for washing machine, space for under mounted fridge and freezer, and sink with drainer. The kitchen leads out to the rear garden via a side door.

## Bedroom 1

The main primary bedroom is generous in size and boasts wall to wall fitted wardrobes, fitted drawers, and the room is finished with laminate flooring.

## Bedroom 2

Second double bedroom overlooking the rear garden with space for bedroom furniture.

## Bedroom 3

Third single bedroom, also ideal as a home office space, with built in storage.

## Bathroom

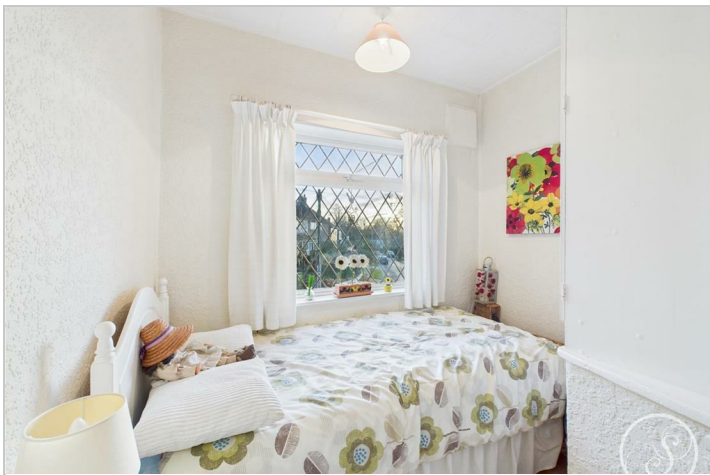
House bathroom is complete with bath and sink. Storage cupboard houses the boiler. There is a separate w/c.

## External

The property sits in a generous sized plot with a mature front garden. An imprinted concrete driveway leads up to the detached garage with a separate pedestrian gate and pathway leading up to the front door. Access is offered down the side of the property between the house and garage to the rear garden. A raised patio area leads down to the lower part of the garden where you will find a large shed and a further patio area with mature trees to the gardens border.

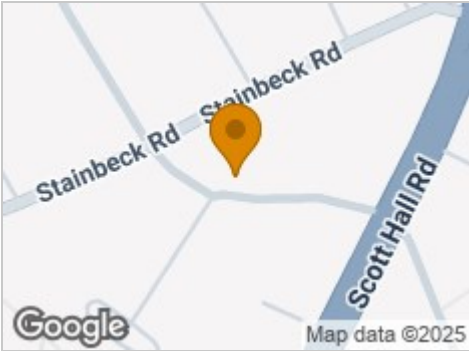
## Garage

Detached garage with power is ideal for storage.





Road Map



Hybrid Map



Terrain Map



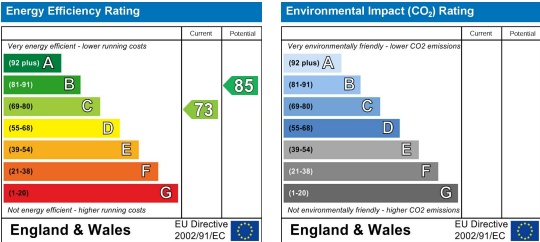
Floor Plan



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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