



Stoneacre  
Properties



## Roxholme Avenue

Leeds, LS7 4JF

£525,000



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## Entrance

Entering the property you are welcomed into the hallway.

## Reception 1

Spacious sitting room finished with laminate flooring, providing ample space for seating and large bay window to front elevation.

## Reception 2

Second spacious sitting room, laid to carpet again with large bay window. Internal glass doors lead through to the third reception room.

## Reception 3

Third reception room, laid to carpet with French doors out to the rear garden.

## Kitchen/Diner

The heart of the home is this spacious kitchen/diner with an abundance of storage as well as integrated dishwasher, washing machine, oven, gas hob with extractor above, and space for fridge/freezer, and dining table. French doors lead out to the deck on onto the garden.

## Utility Room

Additional storage and plumbing for washing machine.

## w/c

Comprising toilet and sink.

## Bedroom 1

Large double bedroom with built in wardrobes and Juliet balcony overlooking to garden.

## Bedroom 2

Second double bedroom with ample space for bedroom furniture and bay window.

## Shower Room

Modern shower room with walk-in shower, toilet and sink.

## Bedroom 3

Third large double bedroom, with bay window offering superb views across Leeds.

## Bedroom 4

Fourth double bedroom overlooks the rear garden.

## Bedroom 5

Fifth single bedroom, also ideal as a home office.

## Shower Room

Second shower room is a good size with walk-in shower, toilet and sink.

## External

To the front of the property you will find wrought iron gates that lead to the large driveway that runs up to the detached garage. The property sits on a large corner plot and this boasts a large lawned rear garden with patio seating and a raised deck.



Road Map



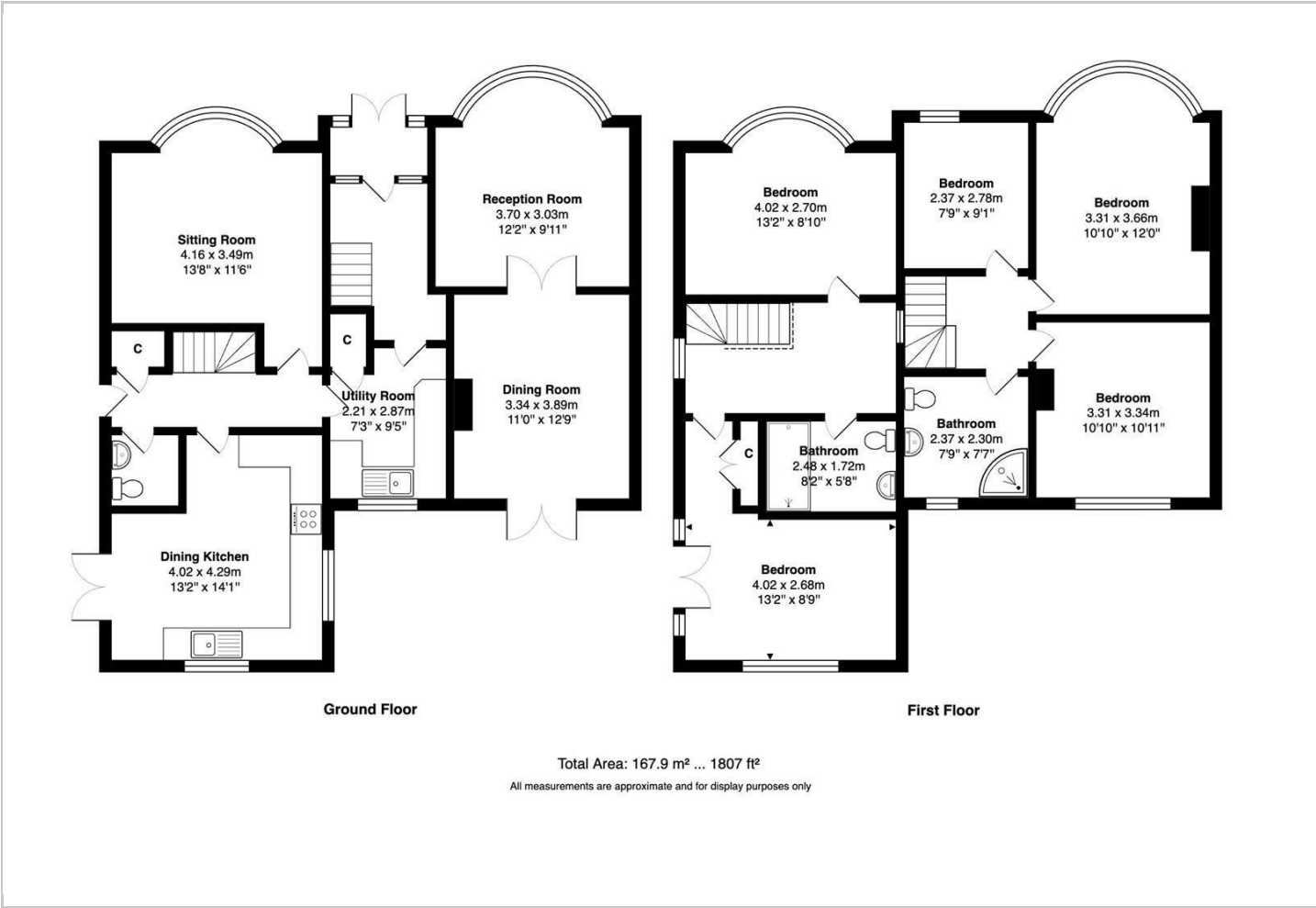
Hybrid Map



Terrain Map



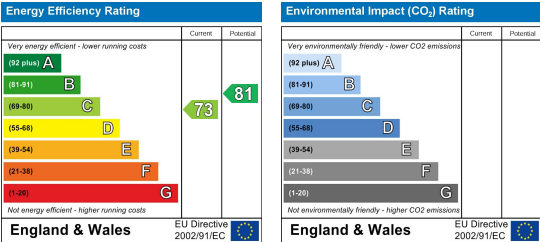
Floor Plan



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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