



Stoneacre  
Properties



## Stonegate Road

Leeds, LS17 6EL

£575,000



# Stonegate Road

Leeds, LS17 6EL

£575,000



## Entrance

Entering the property you are welcomed into the spacious entrance hallway boasting some wonderful original features including picture rails. The hallway is flooded with natural light, and to the right as you enter is a large storage cupboard. The hallway offers access to the lounge, sitting room, kitchen and w/c.

## Lounge

Formal lounge is situated to the front of the property and features a large bay window with leaded glass and the original features continue in to this room, with the lounge boasting coving, picture rails, a ceiling rose and a feature fireplace. Ample space is offered for seating.

## Sitting Room

Spanning 20 feet in length the second reception room offers an abundance of seating space as well as a continuation of the coving, ceiling rose and a further fireplace. To the rear of the room are French doors that lead out to the patio and garden. There is a wonderful opportunity here to knock through into the current kitchen/diner and create a 465 sqft kitchen/living/diner!

## Kitchen/Diner

Painted solid wood kitchen is complete with integrated double oven, dishwasher, fridge and freezer, gas hob with extractor above, as well as offering plenty of storage space, there is also space for washing machine and a dryer. To the rear of the kitchen is space for a dining table. A side door leads out to the driveway and garage. Access is offered to the conservatory.

## Conservatory

A third reception room that leads directly out to the garden.

## w/c

Comprising toilet and sink as well as a further storage cupboard.

## Bedroom 1

The primary bedroom is vast in size with wall to wall wardrobes offering an abundance of storage space. The room features a bay window to the rear elevation of the property offering a lovely view out across the garden.

## Bedroom 2

Second double bedroom, again with fitted wardrobes with bay window to the front elevation of the property.

## Bedroom 3

Third double bedroom again with fitted wardrobes.

## Bedroom 4

A spacious single bedroom, also ideal as a home office.

## Bathroom

Comprising bath, shower, sink and separate toilet.

## Garage / Carport

Situated to the rear of the property at the end of the driveway, the garage offers great external storage space and the car port can house most modern cars.

## External

To the front of the property is a mature front garden,

well maintained, primarily laid to lawn with plants and shrubbery to the border. The garden continues round to the side of the property where mature plants continue to both sides of the driveway.

The driveway runs down the side of the property and is able to accommodate 5 plus cars, and leads up to the garage / carport.

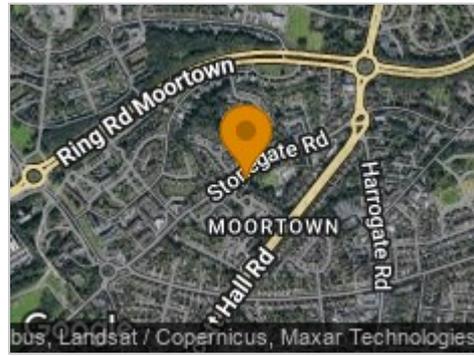
To the rear is an enclosed garden, primarily laid to lawn with a patio seating area to the far corner of the garden as well as a further raised patio area directly outside the property. This garden is a real suntrap capturing the sun most of the day.



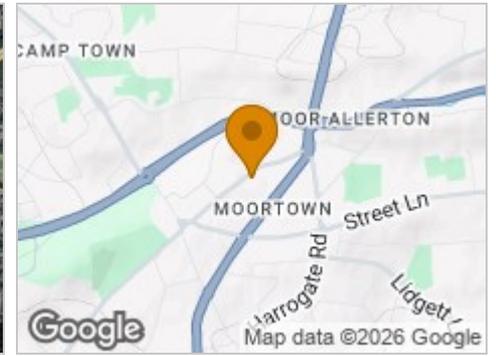
## Road Map



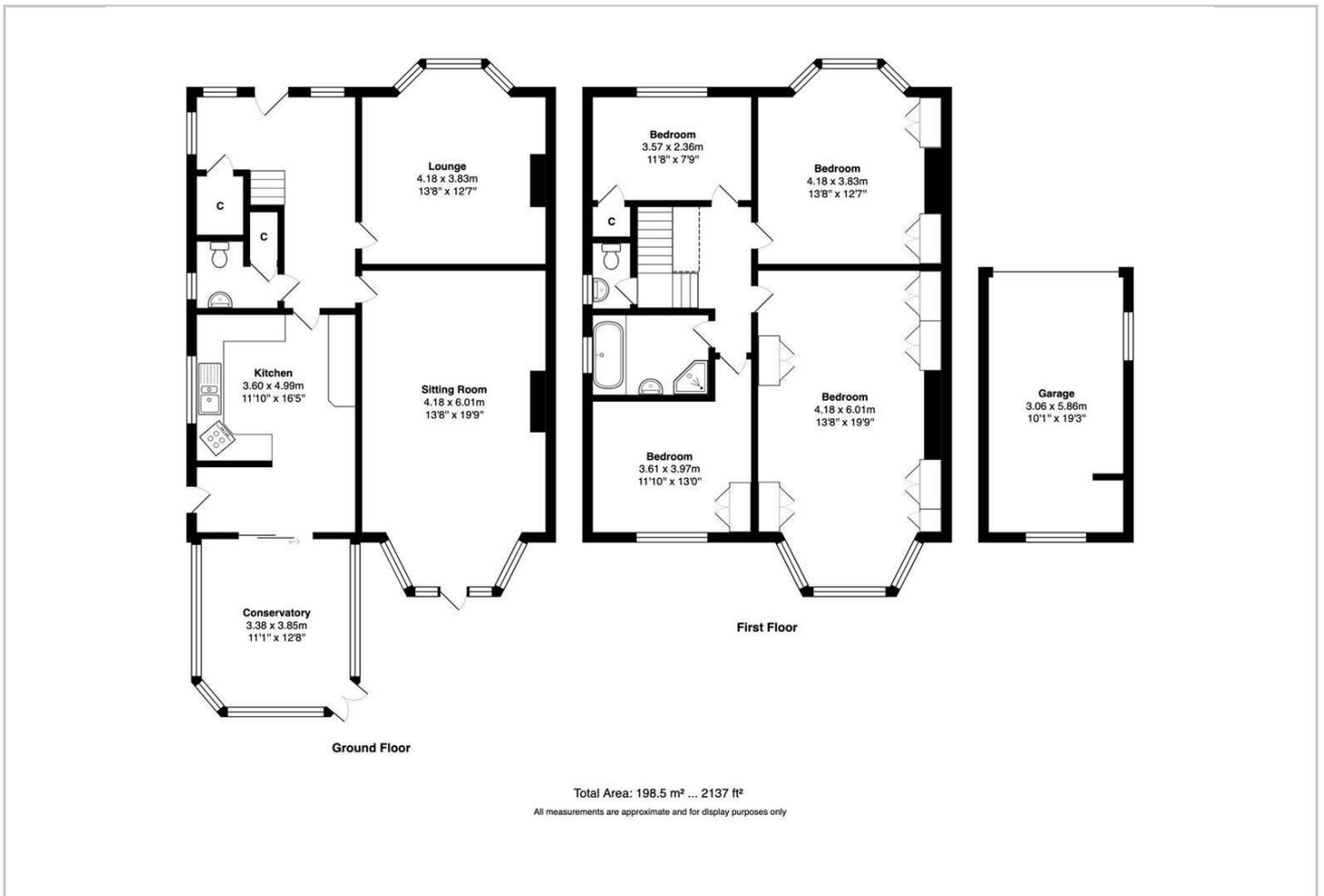
## Hybrid Map



## Terrain Map



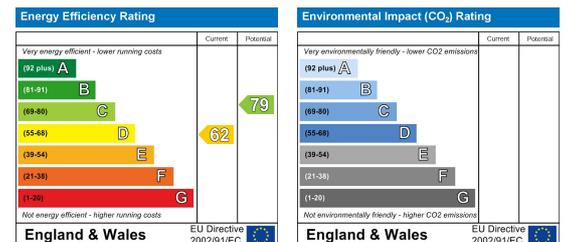
## Floor Plan



## 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



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.