



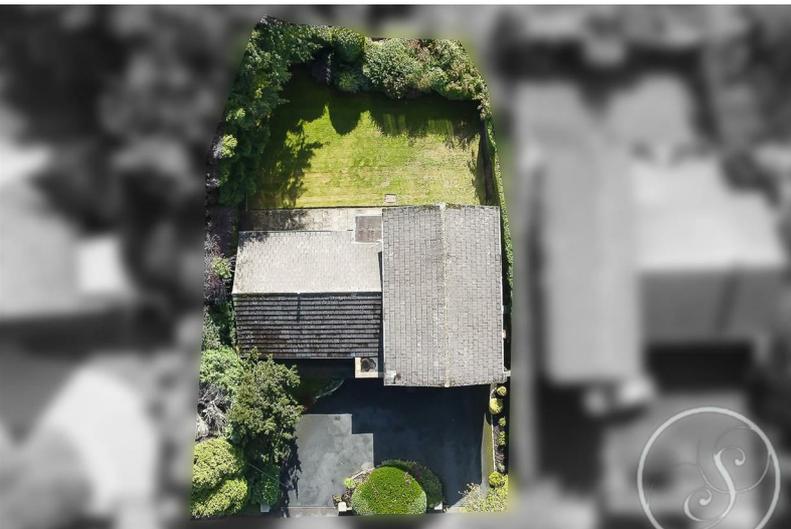
Stoneacre
Properties



Alwoodley Lane

Leeds, LS17 7PF

£825,000



Alwoodley Lane

Leeds, LS17 7PF

£825,000



Entrance

The front door of the property leads into the large open entrance hallway which offers access to the lounge, kitchen, downstairs cloakroom and w/c and to the integral garage.

Lounge

14'2" x 24'0" (4.32 x 7.34)

Bright and airy lounge is open to the dining room providing a fantastic open plan space perfect for hosting and socialising. The lounge offers ample space for seating and comprises a feature fireplace and fitted bar that is fully plumbed in.

Dining Room

15'4" x 13'5" (4.68 x 4.1)

Dining room is accessed via the lounge and via the kitchen. Rear door offers access out to the rear garden. There is great potential to knock the kitchen through into the dining room and create a large open plan kitchen, diner, living space.

Kitchen

12'0" x 16'7" (3.68 x 5.06)

Generous sized kitchen is made up of wall and base units and features an array of integrated appliances including fridge, two freezers, double oven, gas hob with extractor above, dishwasher, sink with drainer, and a large amount of storage space. A side door offers access round to the front of the property via a side gate and round to the rear garden.

Cloakroom / W/C

Accessed via the entrance hallway is the generous sized cloakroom that leads through to the guest w/c. The w/c comprises toilet and sink.

Bedroom 4

11'0" x 16'7" (3.36 x 5.06)

Large double bedroom is situated on the ground floor and is accessed off of the lounge. The room is laid to carpet and features extensive fitted wardrobes and dressing table, and a large window looking out over the rear garden.

Bathroom

The bathroom to the ground floor is modern and tiled and comprises shower, toilet, bidet, and vanity sink unit. This bathroom acts as an en-suite to the ground floor bedroom, but with its own door off of the corridor to bedroom 4 can be classed as a main house bathroom.

Bedroom 1

11'3" x 16'7" (3.44 x 5.08)

Bedroom 1 is a large double bedroom laid to carpet. The room features fitted wardrobes, drawers and dressing table, and a large window to the rear elevation of the property overlooking the south facing garden which allows natural light to flood the room. The room also comprises an air conditioning unit.

Bedroom 2

12'6" x 14'3" (3.82 x 4.36)

Second large double bedroom to the first floor again comprises fitted wardrobes and an air conditioning unit and is currently set up as a home office.

Bedroom 3

8'9" x 13'6" (2.68 x 4.12)

Third double bedroom offers ample space for a double bed, storage, and the room comprises an integrated storage cupboard.

Bathroom

Bathroom comprises shower over bath, sink, and separate toilet. Potential is offered to knock through and create one large modern bathroom.

Garage

14'7" x 16'8" (4.46 x 5.1)

Large integral garage is accessed via the hallway and features up and over door. Boiler and fuse box situated in garage.

External

Externally, the property boasts a large sweeping driveway with separate entrance and exit and mature shrubbery to the front of the property. To the rear is a beautifully maintained and private south facing garden laid to lawn with small patio area directly outside of the property.



Road Map



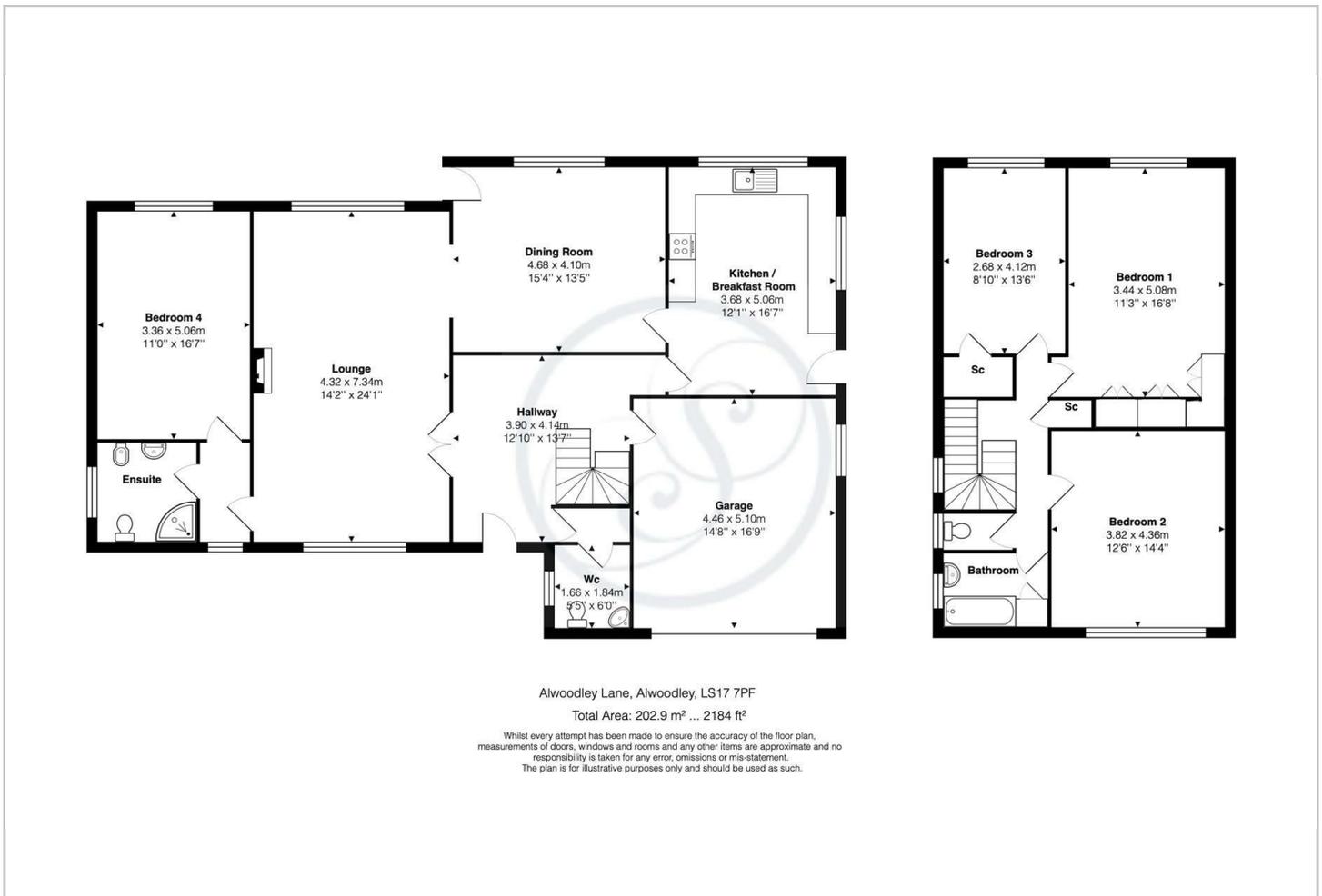
Hybrid Map



Terrain Map



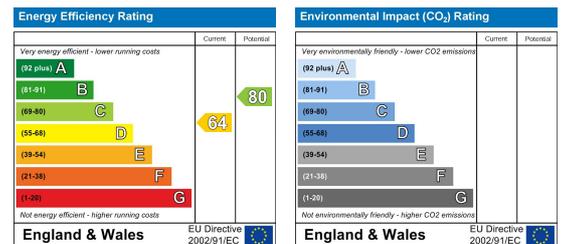
Floor Plan



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.