



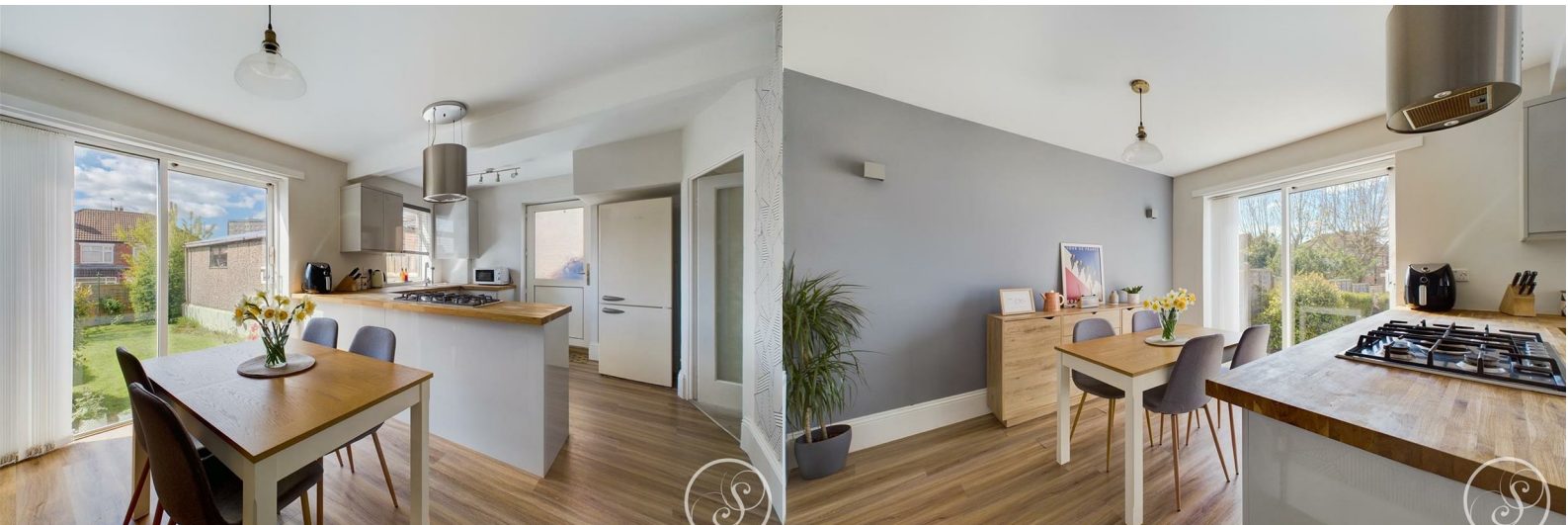
Stoneacre  
Properties



## Eden Crescent

Leeds, LS4 2TP

Offers Over £285,000



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## Entrance

Entering the property you are welcomed into the entrance hallway which offers access to the lounge, kitchen/diner and to upstairs.

## Lounge

Modern and well presented lounge is laid to carpet and boasts a bay window and feature fireplace and wall.

## Kitchen/Diner

This superb open plan space is bright and airy. The kitchen is made up of modern gloss wall and base units and comprises oven, gas hob with extractor above, plumbing for washing machine, space for freestanding fridge/freezer, and 1.5 bowl sink with drainer, all finished with wooden worktops. Ample space is offered for a dining area, and sliding door leads out to the rear garden.

## Bedroom 1

Primary bedroom is generous in size and is laid to carpet with window overlooking the rear garden.

## Bedroom 2

Second double bedroom with wall to wall fitted wardrobes. The room is laid to carpet.

## Bedroom 3

Single bedroom laid to carpet is ideal for a home office or children's nursery as it is currently set up.

## Bathroom

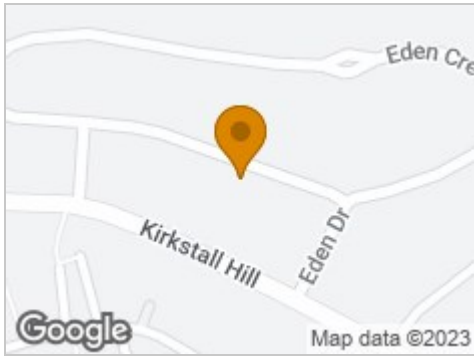
The house bathroom is again well presented and comprises toilet, sink, and shower over bath.

## External

Externally, the property boasts a front garden, driveway leading up to detached garage, and to the rear a spacious and secure rear garden, laid to lawn.



## Road Map



## Hybrid Map



## Terrain Map



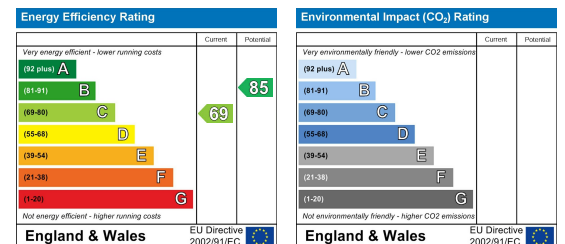
## Floor Plan



## 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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