



Stoneacre  
Properties



## College Lawns

Leeds, LS12 3LP

£335,000



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## Entrance

Entering the property you are welcomed into the entrance hallway which offers access to the w/c and to the lounge.

## w/c

Comprising toilet and sink.

## Lounge

Spacious formal lounge offers ample space for seating finished with laminate flooring and large window to the front elevation of the property. Lounge leads through to the kitchen.

## Kitchen

Extended kitchen boasts a real abundance of storage space. The kitchen is made up of white wall and base units and includes integrated electric hob with extractor above, and recently upgraded dishwasher, double ovens, washing machine, with space for American style fridge/freezer. A large central island boasts further storage space as well as breakfast bar seating. To the rear of the property, 3-pane bifold doors lead out to the rear garden offering a seamless transition from the kitchen to the patio. Under stairs storage accessed via kitchen.

## Bedroom 1

Situated to the second floor of the property is the primary bedroom, a large double bedroom with dressing area.

## Bedroom 2

Second double bedroom with fitted wardrobes and en-suite bathroom.

## En-suite

Comprising shower, toilet and sink.

## Bedroom 3

Third double bedroom overlooking the rear garden.

## Bedroom 4

Fourth single bedroom, also ideal as a home office.

## Bathroom

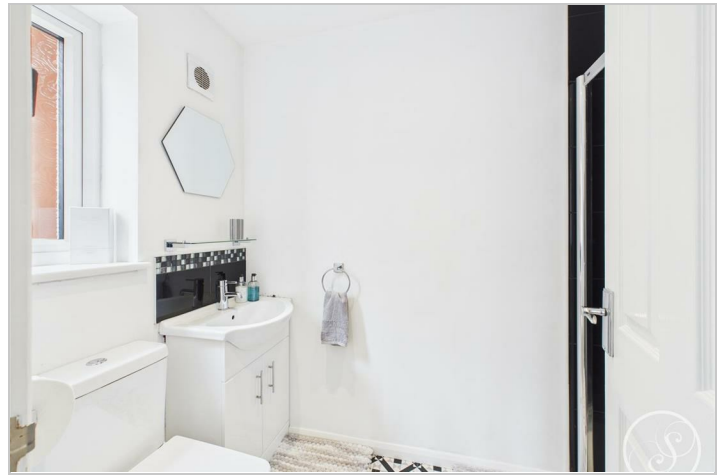
Main house bathroom comprising shower over bath, toilet and sink.

## Garage

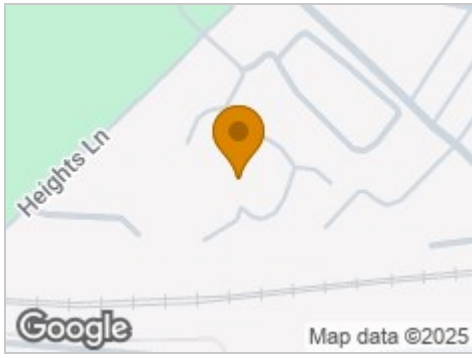
Detached from property and situated at the end of the driveway, this spacious garage offers great external storage space. Manual up and over door, and lighting and electrics.

## External

To the front of the property is a large driveway. Block paving leads up to the front door. Side access is offered to the rear down both sides of the property. To the rear is an enclosed garden with patio seating area accessed via the kitchen and a raised lawn.



## Road Map



## Hybrid Map



## Terrain Map



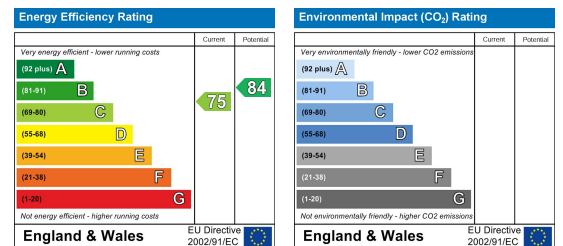
## Floor Plan



## 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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