



Stoneacre  
Properties



## Linton Rise

Leeds, LS17 8QW

£425,000



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## Entrance

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

## w/c

Comprises toilet and sink.

## Lounge

This superb open plan room is bright and airy and offers ample space for hosting and socialising, and offers access through to the dining room, kitchen, and to upstairs.

## Dining Room

Large separate dining room is accessed via the kitchen and lounge. The room is laid to carpet and offers access out to the rear garden via French doors. Storage/utility room accessed from the dining room.

## Kitchen

Modern kitchen overlooks the rear garden and is made up of wall and base units and comprises an array of integrated appliances including double oven, gas hob with extractor above, dishwasher, washing machine, wine fridge, breakfast bar area, all finished with granite worktops.

## Bedroom 1

The primary bedroom is a spacious double finished with laminate flooring and fitted storage.

## Bedroom 2

Second double bedroom finished with laminate flooring and fitted storage, overlooking the garden.

## Bedroom 3

Single bedroom complete with laminate flooring and fitted storage.

## Bathroom

Modern house bathroom is tiled and comprises shower over p-shaped bath, toilet and sink.

## Garage

Garage with up and over door, electrics and access to the rear garden from garage.

## External

Externally, the property boasts a block paved driveway leading up to the garage and an area laid to lawn. To the rear a low maintenance, private and secure paved garden with area laid to lawn.



Road Map



Hybrid Map



Terrain Map



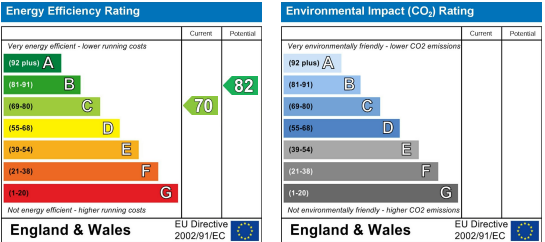
Floor Plan



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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