Stoneacre Properties



Stainburn Road

Leeds, LS17 6NL

£350,000

4 2 2 E





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Entrance
Entering the property you are welcomed into the hallway which offers access to the two reception rooms and to the kitchen.

Living Room
Spacious living room with large bay window and feature fireplace offers ample space for seating.

Dining Room
The second reception room situated to the rear of the property offers space for a formal dining table, or for use as a second sitting room. The room is flooded with natural light thanks to is south facing orientation and a sliding double glazed door leads out to the rear deck and garden.

Kitchen
Made up of wall and base units with freestanding oven with gas hob, space for fridge/freezer and for washing machine.

Bedroom 1
Positioned to the second floor this primary bedroom is complete with its own en-suite bathroom. The bedroom offers space for furniture as well as eves storage.

En-suite
Comprising shower, toilet and sink.

Bedroom 2
Second large double bedroom situated to the first floor is complete with wall to wall fitted wardrobes and a large bay window.

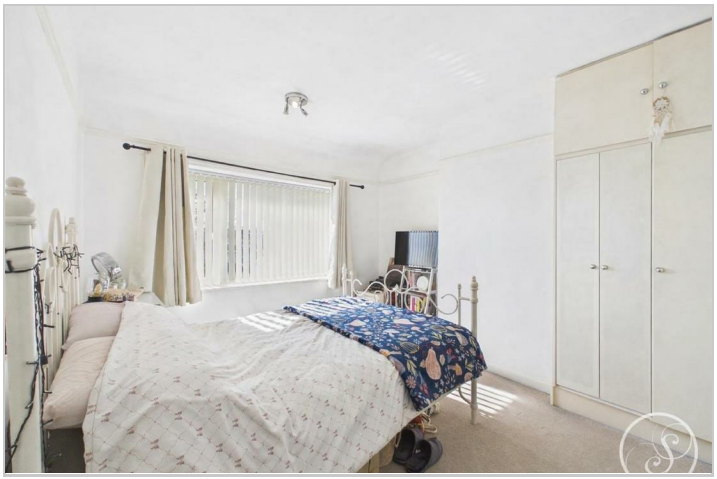
Bedroom 3
Third double bedroom with fitted wardrobes, overlooks the rear garden.

Bedroom 4
Fourth single bedroom, also ideal as a home office.

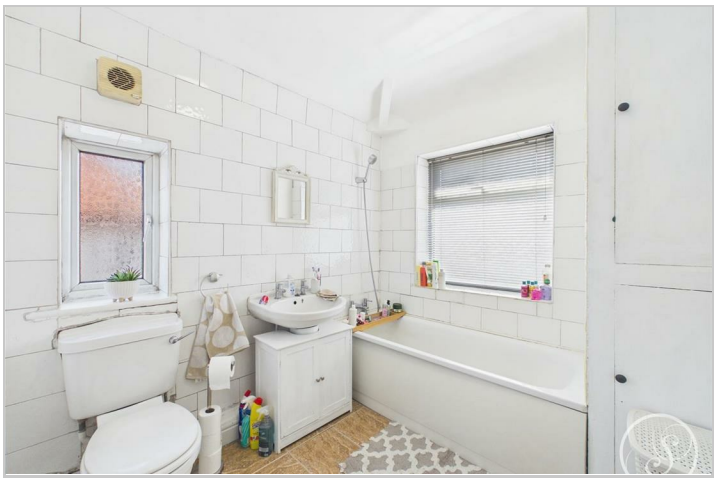
Bathroom
Large tiled bathroom with bath, toilet, sink and store cupboard.

External
To the front of the property is a driveway and low maintenance garden. Side access leads down to the detached brick built garage. To the rear is a south facing garden with a raised patio and decked area. The garden is generous in size and primarily laid to lawn. It is a great space for growing families.

Garage
Brick built garage with manual up and over door, lighting and electrics.













Road Map



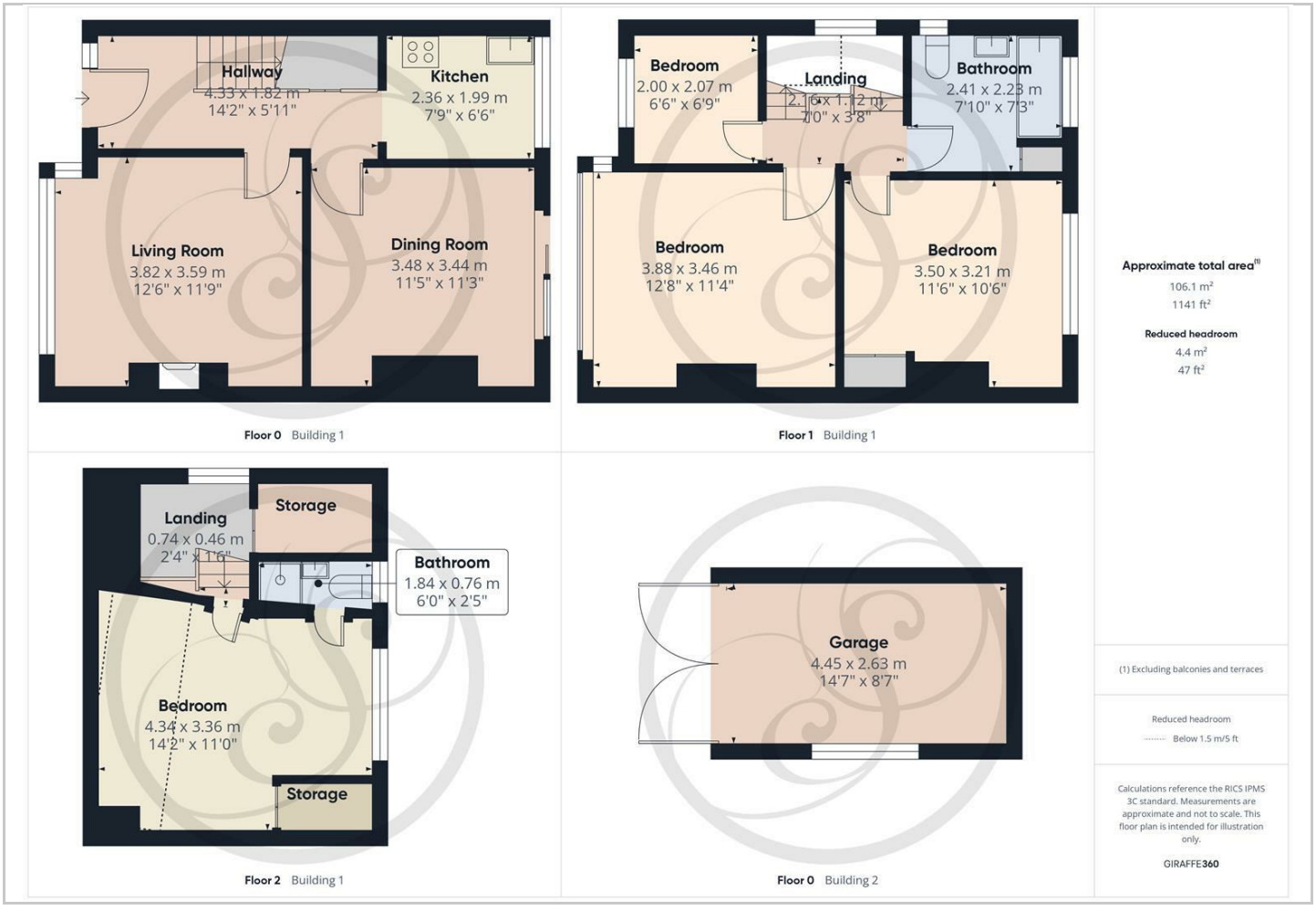
Hybrid Map



Terrain Map



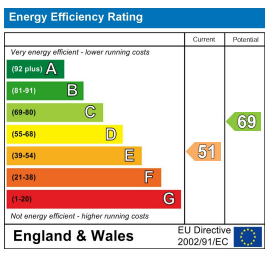
Floor Plan

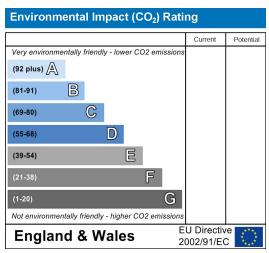


Viewing

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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