



Stoneacre
Properties



Bracken Edge

Leeds, LS8 4EE

Offers Over £289,000



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Entrance

Entering the property you are welcomed into the spacious entrance hallway which offers access to the lounge and through to the kitchen.

Lounge

Large spacious lounge offers an abundance of space for seating and seamlessly leads through to the dining room. A wonderful space for gatherings, especially with the French doors out to the rear patio and garden.

Dining Room

Formal dining room with French doors to the garden and access to the kitchen.

Kitchen

Modern kitchen is made up of wall and base units and comprises electric hob with extractor above, electric built in oven, stainless steel sink with drainer, plumbing for washing machine, and ample space for storage, as well as larder cupboard. Side door leads out to the driveway.

Landing

Offering access to the three bedrooms and bathroom as well as a loft ladder leading up to the loft space.

Bedroom 1

Large primary bedroom with ample space for bedroom furniture.

Bedroom 2

Second double bedroom overlooking the rear garden.

Bedroom 3

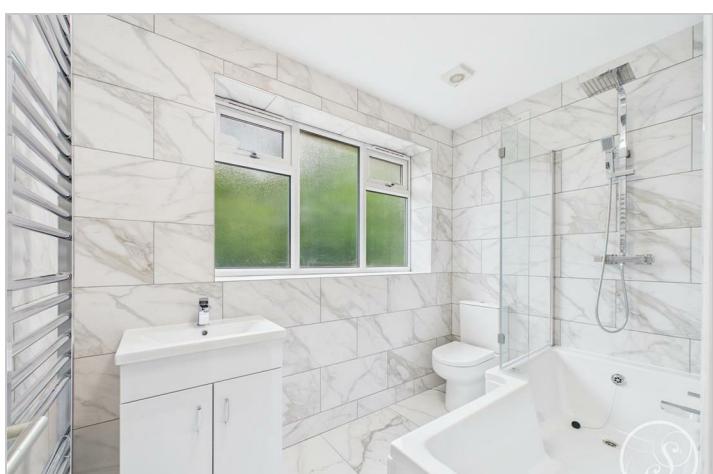
Third bedroom also ideal as a home office.

Bathroom

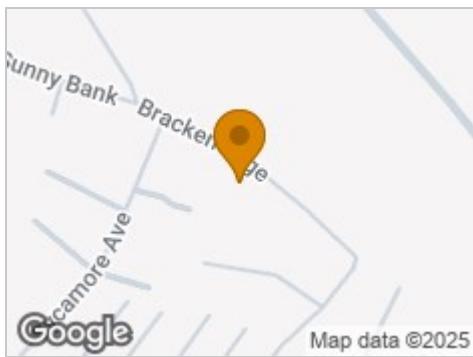
Brand new tiled bathroom with shower over bath, toilet and sink.

External

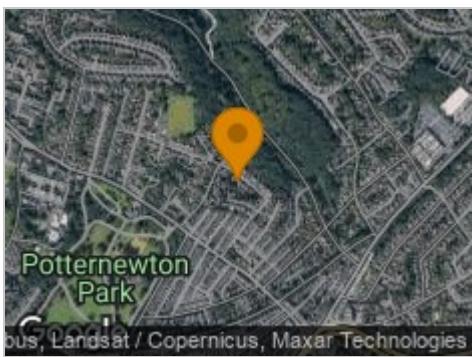
To the front of the property is a front garden laid to lawn and the driveway runs down the side of the property to the detached garage. To the rear is spacious and private garden with patio seating area, and lawned area.



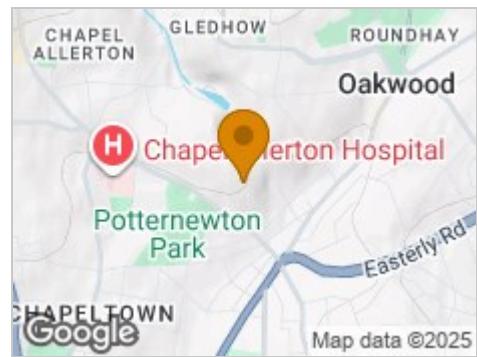
Road Map



Hybrid Map



Terrain Map



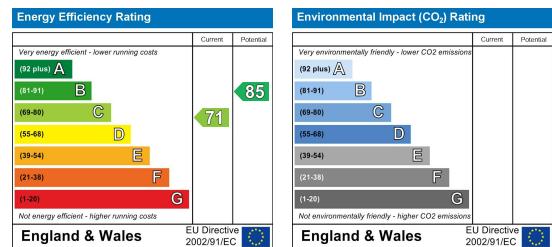
Floor Plan



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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