



Stoneacre  
Properties



## Grangewood Gardens

Leeds, LS16 6JP

£635,000



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## Entrance

Entering the property you are welcomed in to the bright and airy entrance hallway which boasts double height ceilings and offers access to the lounge, dining room, kitchen and w/c.

## Lounge

Accessed via double doors from the hallway this spacious lounge provides an abundance of space for seating and is ideal for family gatherings. A central media wall (TV excluded) with inset fireplace is the focal point of the room, and windows to the front and back of the property provide plenty of natural light.

## Kitchen

Modern kitchen is made up of wall and base units with integrated fridge/freezer, dishwasher, electric hob with extractor above and a double oven with plenty of storage space. Rear door leads out to the garden. The kitchen is conveniently placed opposite to the dining room for easy access when hosting.

## Dining Room

Formal dining room can accommodate up to 10/12 guests. Internal door offers access to the garage.

## w/c

Comprising toilet and sink.

## Landing

First floor landing overlooks the entrance hallway and offers access to the boarded loft, and out to the balcony. Access is also offered to all four bedrooms and the bathroom.

## Balcony

Private balcony is a great space to enjoy the sun and is a real unique feature of this property.

## Bedroom 1

This large double bedroom boasts wall to wall sliding wardrobes as well as further built in wardrobe space. Three windows look out over the rear garden and a feature light with star effect sits over the bed. There is easily enough room in this primary bedroom to incorporate an en-suite bathroom if desired.

## Bedroom 2

Second double bedroom looks out over the rear garden and boast built in wardrobe and desk. Ample space is also offered for additional bedroom furniture.

## Bedroom 3

Third double bedroom situated to the front of the property.

## Bedroom 4

Fourth bedroom is also ideal as a home office.

## Bathroom

4-piece suite with bath, shower, toilet and sink.

## Garage

Single garage with integral access from the main house. Electric front door, uPVC door to the rear and plumbing for washing machine.

## External

To the front of the property is a large block paved driveway and front lawned garden. Side access is

offered down the left hand side of the property to the rear garden where you will find a block paved patio that leads to the main lawned garden. Mature trees sit along the boundary providing privacy. This garden is ideal for large and growing families.



## Road Map



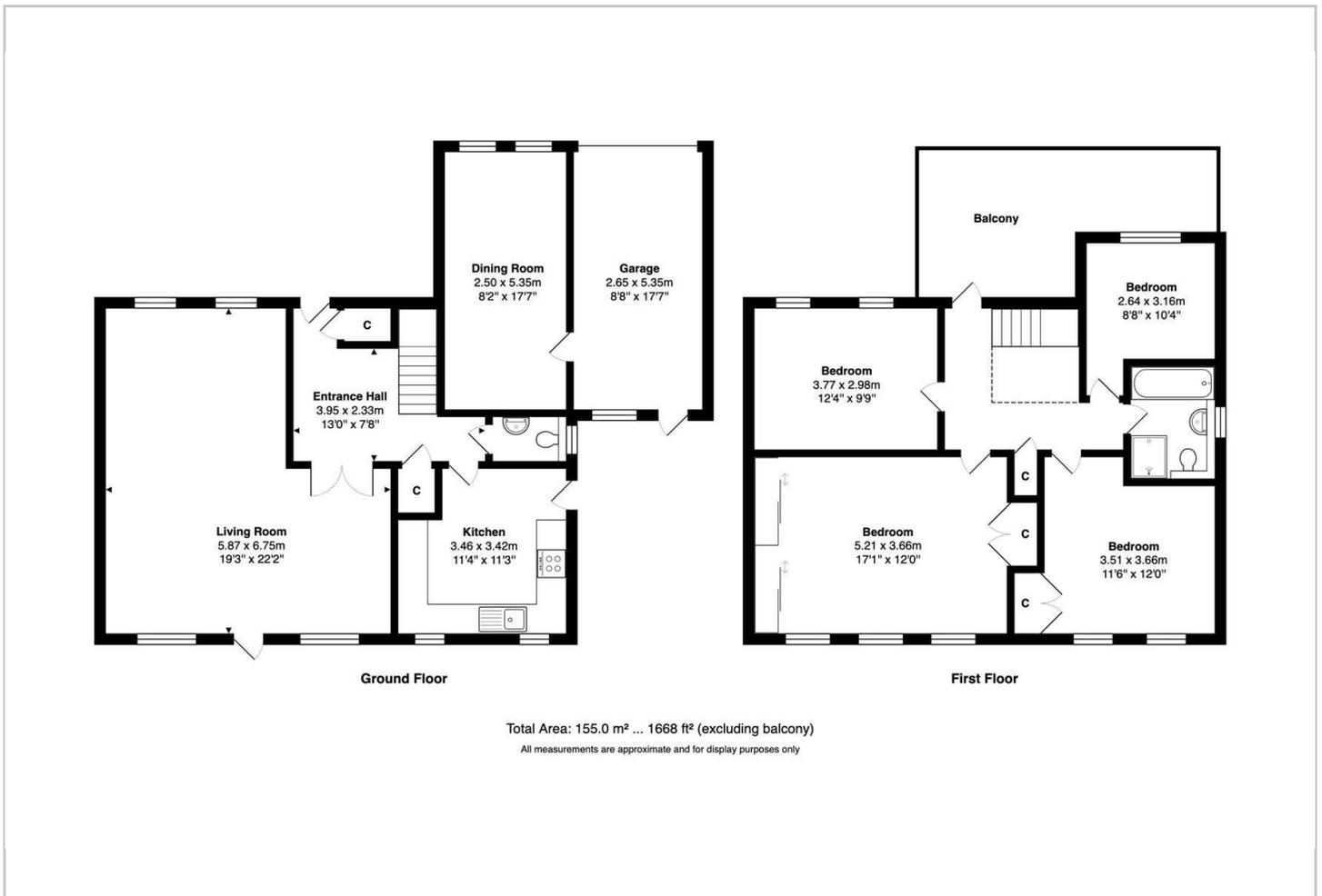
## Hybrid Map



## Terrain Map



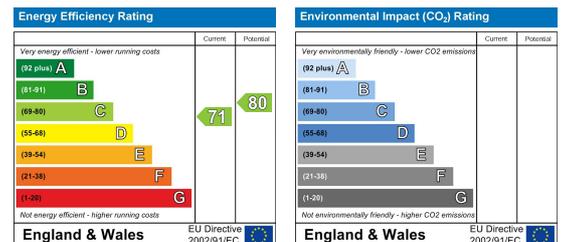
## Floor Plan



## 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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