



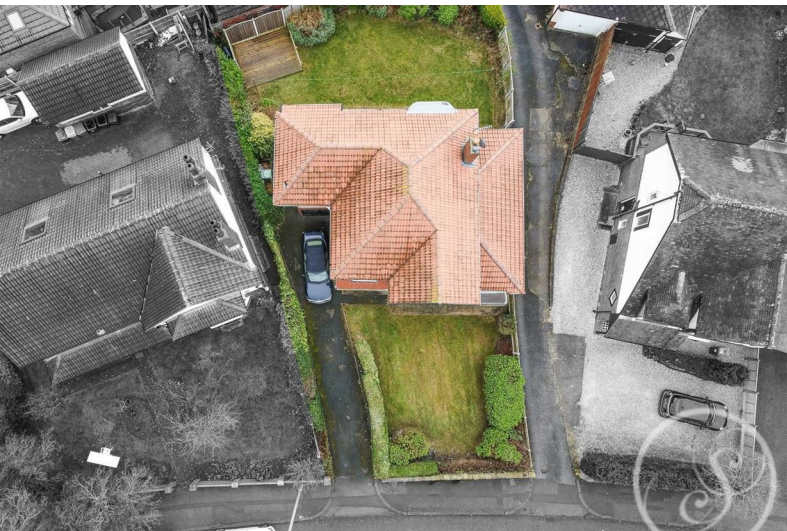
Stoneacre  
Properties



## Harrogate Road

Leeds, LS17 6LY

£575,000





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## Entrance Hall

6'6" x 15'11" (2 x 4.86)

Entering the property you are welcomed in to the entrance hallway which offers access to the lounge, kitchen and dining room.

## Kitchen

9'8" x 11'5" (2.96 x 3.5)

Spacious kitchen is made up of wall and base units and comprises oven, gas hob with extractor above, plumbing for dishwasher, breakfast bar seating and offers access to under stairs pantry. Rear door to the garden.

## Lounge

12'5" x 12'11" (3.8 x 3.96)

Large spacious lounge laid to carpet with large bay window to front elevation of the property and access to family room, study, w/c and external side door.

## Dining Room

12'5" x 14'5" (3.8 x 4.4)

Laid to carpet with bay window to rear elevation of the property overlooking the rear garden. The current configuration of the kitchen and dining room offers an excellent opportunity to knock through and create an open plan living space with access to the rear garden.

## Family Room

10'2" x 14'5" (3.1 x 4.4)

Second living room is ideal for a children's playroom

## Bedroom 5 / Study

10'2" x 10'0" (3.1 x 3.06)

The room offers potential to be an occasional bedroom or permanent annex as the room is

situated next to the external side door. The room could also be used as a home office. Currently configured with a shower.

## w/c

Downstairs w/c comprises toilet and sink.

## Bedroom 1

12'7" x 14'5" (3.84 x 4.4)

Large double bedroom with bay window to rear elevation of the property. Room is laid to carpet and comprises wall to wall mirrored sliding wardrobes.

## Bedroom 2

12'7" x 12'11" (3.84 x 3.96)

Second generous sized double bedroom is laid to carpet with feature fireplace.

## Bedroom 3

9'6" x 12'1" (2.92 x 3.7)

Double bedroom 3 is laid to carpet and overlooks the rear garden.

## Bedroom 4

9'3" x 10'8" (2.82 x 3.26)

Fourth double bedroom laid to carpet.

## Bathroom

3-piece house bathroom with shower, bath and sink, separate toilet.

## External

Externally, the property boasts a generous sized overall plot. To the front is a garden laid to lawn with driveway that leads to the garage. To the side is access to a second detached garage owned by this property. To the rear is garden laid to lawn with decked area.



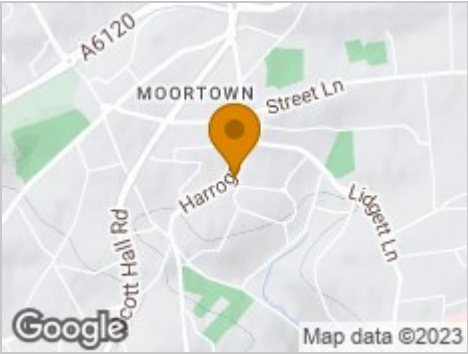
Road Map



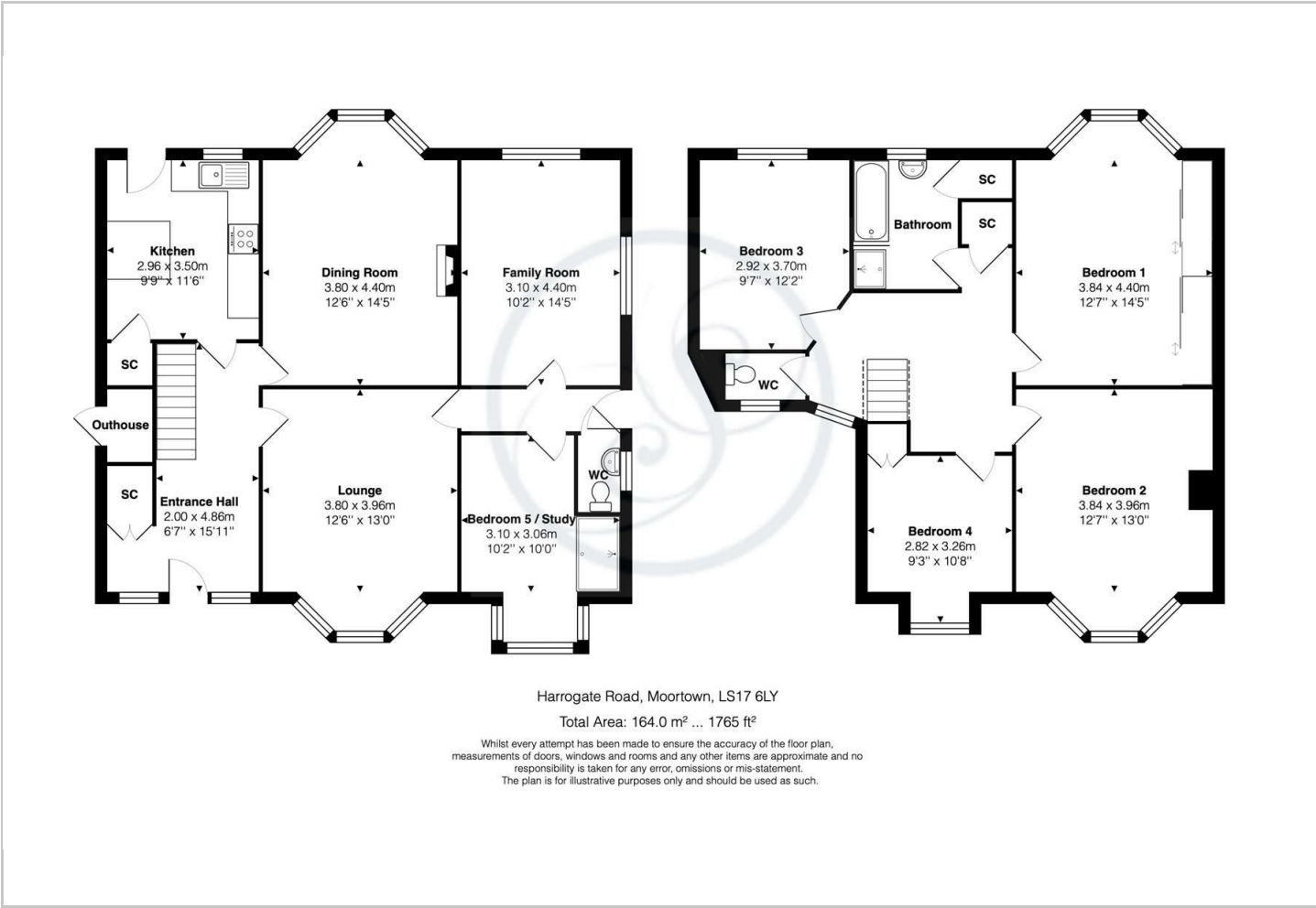
Hybrid Map



Terrain Map



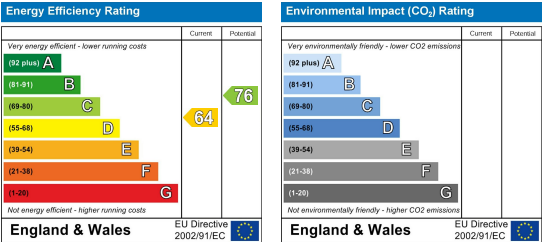
Floor Plan



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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