



Stoneacre
Properties



Lovell Park Hill

Leeds, LS7 1DF

£220,000



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Entrance

The front door of the property leads into the Entrance Hallway which offers access to the Lounge, Kitchen/Diner and bathroom.

Lounge

9'8" x 15'7" (2.96 x 4.76)

This spacious Lounge features laminate flooring a feature fireplace and large windows to the rear and side elevation of the property which floods the room with natural light.

Kitchen/Diner

17'10" x 8'10" (5.46 x 2.7)

This modern and sleek Kitchen/Diner offers ample space for a formal dining table and offers access out to the rear garden. The Kitchen is made up of shaker style wall and base units and offers a large amount of storage and comprises integrated fridge/freezer, integrated dishwasher, integrated washing machine, integrated oven, electric hob with extractor above, and white ceramic sink with drainer.

Bathroom

The bathroom to the ground floor comprises full size bath with shower above and shower screen, toilet, sink and towel radiator. This has been a great addition to the property and is ideal for growing/large families.

Bedroom 1

11'3" x 8'10" (3.44 x 2.7)

Large double bedroom currently houses a superking bed and allows space for bed side tables and a free standing wardrobe.

Bedroom 2

6'6" x 15'7" (2 x 4.76)

Second double bedroom offers ample space for double bed and freestanding wardrobe.

Bedroom 3

9'6" x 6'6" (2.9 x 2)

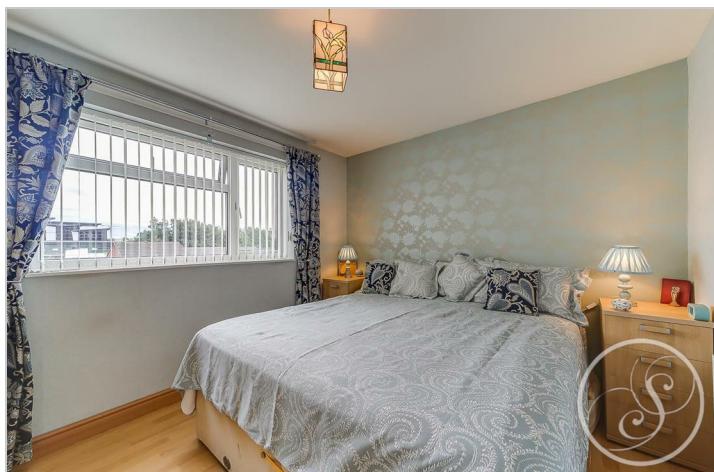
The third bedroom is a superb size for use as a bedroom or nursery but also offers itself to being a home office.

Shower Room

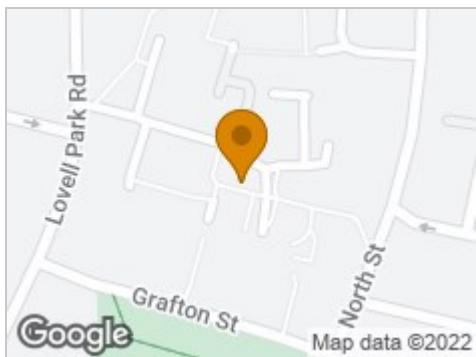
Shower room to the first floor is tiled and features a large walk in low level shower, toilet and pedestal sink.

External

Externally, to the front of the property is a small courtyard area. To the rear is a very generous sized rear garden that sweeps around the side of the property. The garden is secure with fencing and is partially laid to lawn with a patio area to the right hand side (upon exiting via the rear door) and a gravel area to the side of the property. Permitted parking is available.



Road Map



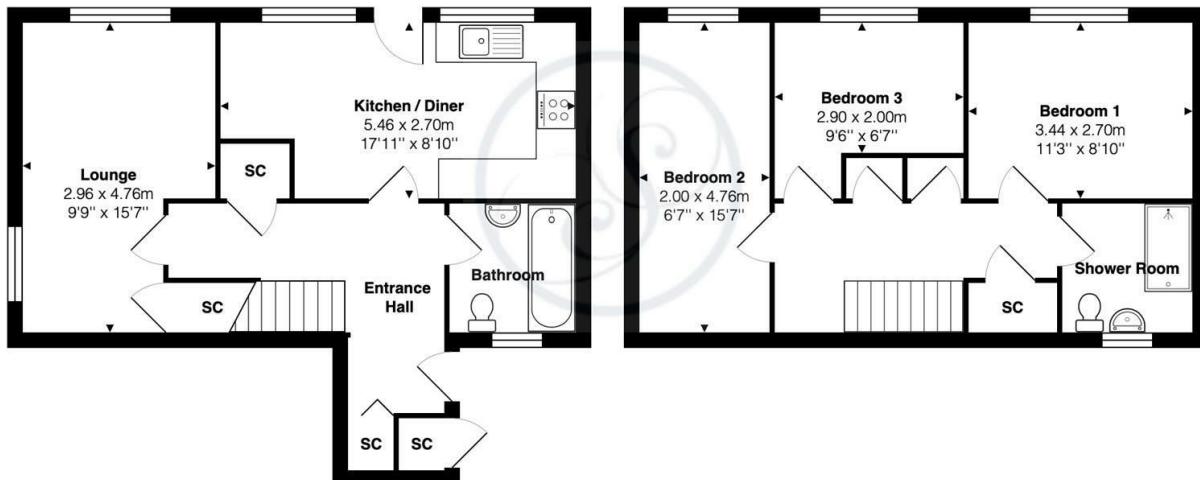
Hybrid Map



Terrain Map



Floor Plan



Lovell Park Hill, Sheepscar, LS7 1DF

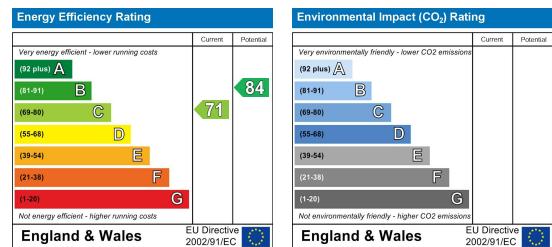
Total Area: 84.1 m² ... 905 ft²

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows and rooms and any other items are approximate and no responsibility is taken for any error, omissions or mis-statement.
The plan is for illustrative purposes only and should be used as such.

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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