



Stoneacre  
Properties



## Brookhill Close

Leeds, LS17 8QD

£350,000



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## ENTRANCE/HALLWAY

Entering the property you are welcomed into the spacious entrance hallway complete with laminate flooring, central heating radiator, and benefiting from a good amount of natural light. The glass balustrade adds a real touch of luxury and helps with keeping the hallway feeling open and airy. Doors lead to the living room, kitchen and W.C.

## LIVING ROOM

The living room features laminate wood flooring, complemented by an electric fireplace that creates a cosy focal point. A large window allows plenty of natural light to flow in, while a central heating radiator ensures comfort throughout the year.

## KITCHEN/BREAKFAST ROOM

Fitted with wall and base units, integrated oven, electric hob with extractor fan, wash basin and drainer, storage units, and a central heating radiator. Doors provide access to the hallway and conservatory.

## W/C

Downstairs W/C with wood laminate flooring and fully tiled walls. Features include a toilet, wash basin, extractor fan, and a storage unit.

## CONSERVATORY

The excellent and modern conservatory offers a second spacious reception/dining room, complete with wood laminate flooring, windows all round, central heating radiator ceiling fan and electric radiator. French doors provide access back through to the kitchen and out to the patio area.

## LANDING

Landing laid to carpet, is open and airy offering storage and access to the loft.

## BEDROOM 1

Bedroom 1 is a spacious double bedroom laid to carpet and features a wall to wall fitted wardrobe with sliding doors, a large double window and a central heating radiator.

## BEDROOM 2

Bedroom 2, a second double bedroom is laid to carpet and includes a large double window and a central heating radiator and offers ample space for bedroom furniture and looks out over the rear garden.

## BEDROOM 3

Bedroom 3 is laid to carpet and includes a large double window and a central heating radiator. This room is also ideal as a home office.

## BATHROOM

Bathroom is 3/4 tiled and fitted with a bath with overhead shower, wall-mounted towel radiators, toilet, and wash basin with storage unit and large mirror. Three frosted windows provide natural light and privacy.

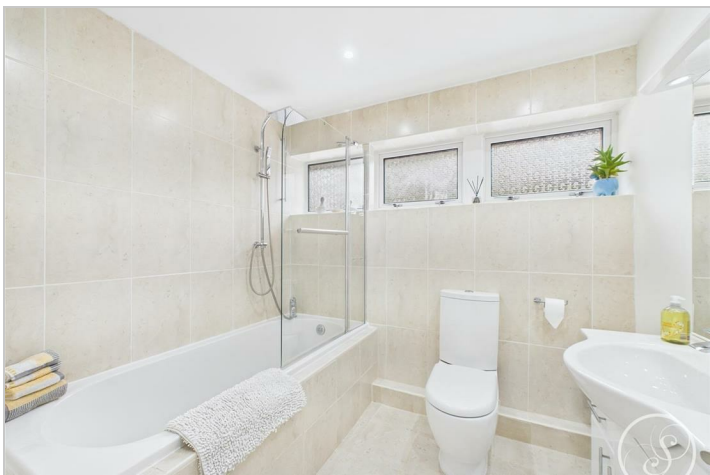
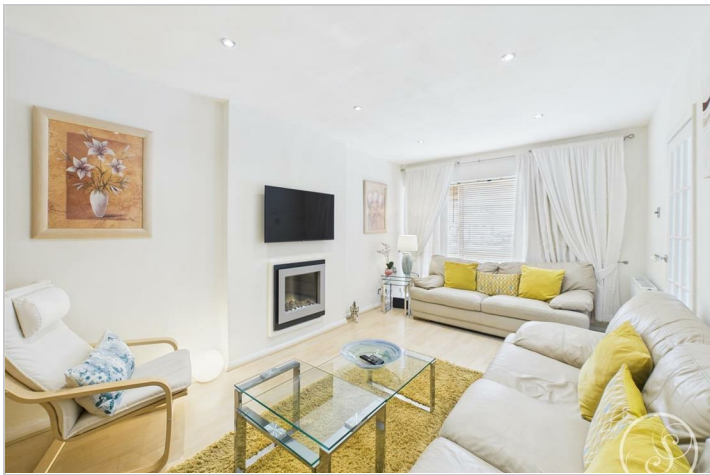
## GARAGE

A brick built garage offers ample storage space, complete with power, lighting, electric roller door and fitted storage shelves. The garage is well positioned and easily accessed.

## EXTERNAL

The property benefits from a large well maintained

front garden with path leading to the entrance. To the side of the property is a graveled area ideal for sitting and enjoying the views onto the communal green. A low maintenance rear patio area is an excellent space for entertaining and relaxation, offering privacy with a mix of decking, paving and lighting.



## Road Map



## Hybrid Map



## Terrain Map



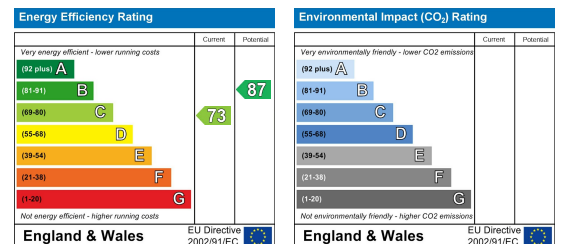
## Floor Plan



## 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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