



Stoneacre  
Properties



## Avenue Hill

Leeds, LS8 4EY

£395,000

5 2 1



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## Entrance

Entering the property you are welcomed into the entrance hallway, boasting high ceilings and access to the lounge, dining room, and kitchen.

## Lounge

Large formal lounge is wonderfully spacious and offers an abundance of space for seating. To the front elevation of the property is a large bay window that floods the room with natural light. The room is finished with stripped and varnished wood flooring, an open feature fireplace with electric fire, decorative coving, and original 12inch skirting. This room gives off a very grand feel in keeping with the overall feel of the house.

## Dining Room

Second formal reception room is used as the dining room with easy access to the kitchen. Much like the lounge the dining room is finished with stripped and varnished wood flooring and boasts a feature fireplace. The high ceilings continue through in to this reception room.

## Kitchen

Made up of wall and base units, the kitchen comprises integrated fridge/freezer, electric oven, gas hob with extractor above, plumbing for dishwasher, and an abundance of storage space. The kitchen offers space for an informal dining space. The kitchen offers access to the basement, and through to the utility and w/c as well as to the rear door.

## Utility

Mirroring the units in the kitchen the utility houses the the washing machine and dryer, and offers further storage space as well as an additional sink.

## w/c

Comprising toilet and sink.

## Basement

A large storage space spans almost the full footprint of the house with full head height offered. The boiler is housed in the basement along with the consumer unit. A door leads out from the basement to the rear garden.

## Bedroom 1

Situated to the first floor, a large double bedroom laid to carpet offers ample space for a double/king size bed and can easily accommodate wardrobe and drawers. Room boasts feature fireplace.

## Bedroom 2

Second large double bedroom to the first floor is laid to carpet with a further feature fireplace.

## Bedroom 3

Third single bedroom would also make for an ideal home office.

## Bathroom

The first of two main house bathroom boasts separate bath, shower, sink, and separate toilet with sink.

## Bedroom 4

Situated to the second floor is the third double bedroom laid to carpet with velux window.

## Bedroom 5

The fourth and final double bedroom with dormer window overlooking Potternewton Park, feature fireplace, and the room is laid to carpet.

## Shower Room

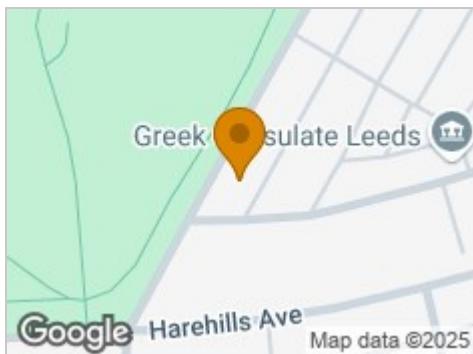
Situated to the second floor comprising shower, toilet and sink.

## External

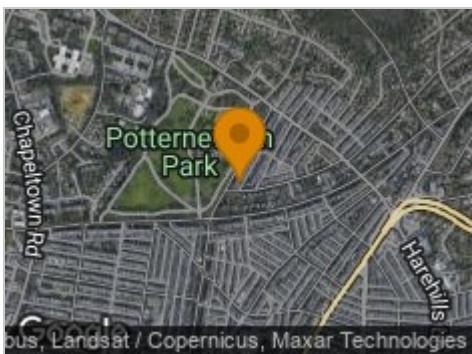
To the front of the property is a front garden. To the rear is a paved courtyard style garden making it nice a low maintenance. Double wooden gates lead out to the road.



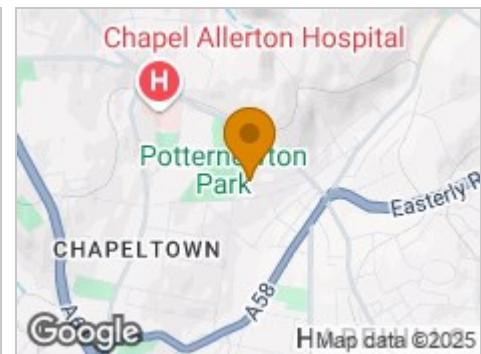
## Road Map



## Hybrid Map



## Terrain Map



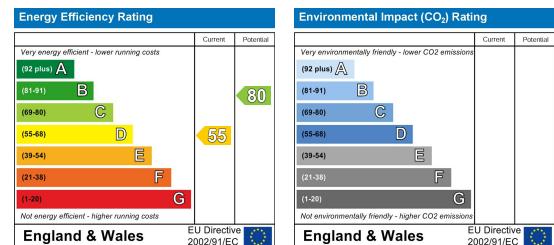
## Floor Plan



## 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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