



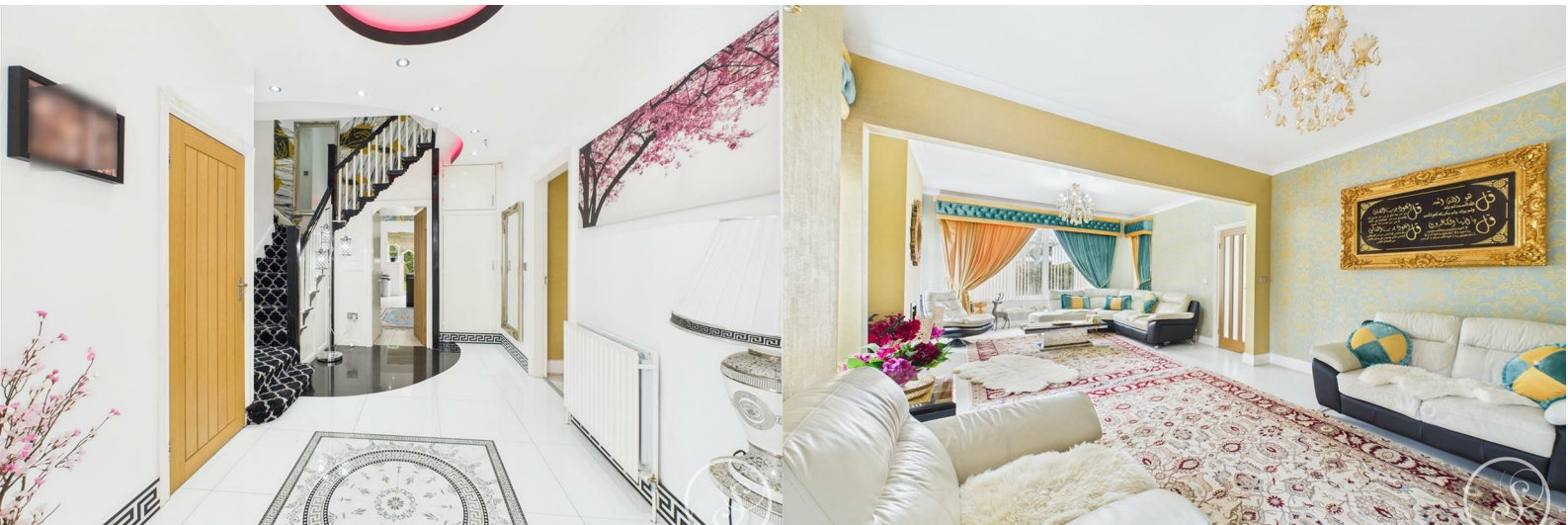
Stoneacre  
Properties



## The Crescent

Adel Leeds, LS16 6AA

£800,000

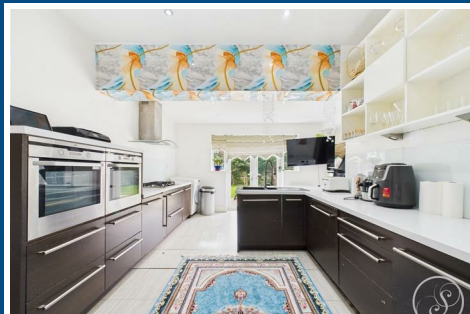




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## Entrance

Entering the property you are welcomed into an impressive entrance hallway with tiled flooring, the hallway is flooded with natural light and offers access throughout the ground floor.

## Lounge

The spacious formal lounge offers an abundance of seating space and spans 27 feet in length. The room boasts multiple aspect windows and boasts a gas fireplace.

## Reception Room 2

The second reception room is accessed via the kitchen and is a further well proportioned living space. This room could be used as a formal dining room, a playroom, or there is potential to knock through into the current kitchen/diner to create a wonderful open plan living space that stretches the full width of the property.

## Kitchen/Diner

The kitchen is made up of wall and base units and comprises multiple integrated appliances including double oven, dishwasher, gas hob with extractor above, and there is plenty of storage space. The kitchen is complete with breakfast bar seating. To the far corner of the room is space for a formal dining table. Doors lead out to the rear garden from the kitchen and from the dining area.

## w/c

Comprising toilet and sink, and housing the boiler.

## Bedroom 1

The primary bedroom is very generous in size, with a large bay window to the front elevation of the property and a large walk in wardrobe.

## Bedroom 2

Second spacious double bedroom.

## Bathroom 1

Modern tiled bathroom with large walk in shower, toilet, sink and bidet.

## Bedroom 3

Further double bedroom overlooking the rear garden.

## Bedroom 4

The smallest of the 5 bedrooms but still able to accommodate a small double.

## Bathroom 2

Black tiled bathroom with shower over bath, toilet, sink and bidet.

## Bedroom 5

Situated to the second floor of the property is the fifth spacious bedroom, complete with shower room and a sauna.

## Garage

Spacious garage offers a great external storage space.

## External

Electric gates lead onto the driveway, a very large block paved driveway, capable of holding circa 6 cars. Side access is offered down both sides of the property where there is a private garden laid to lawn with patio seating.





Road Map



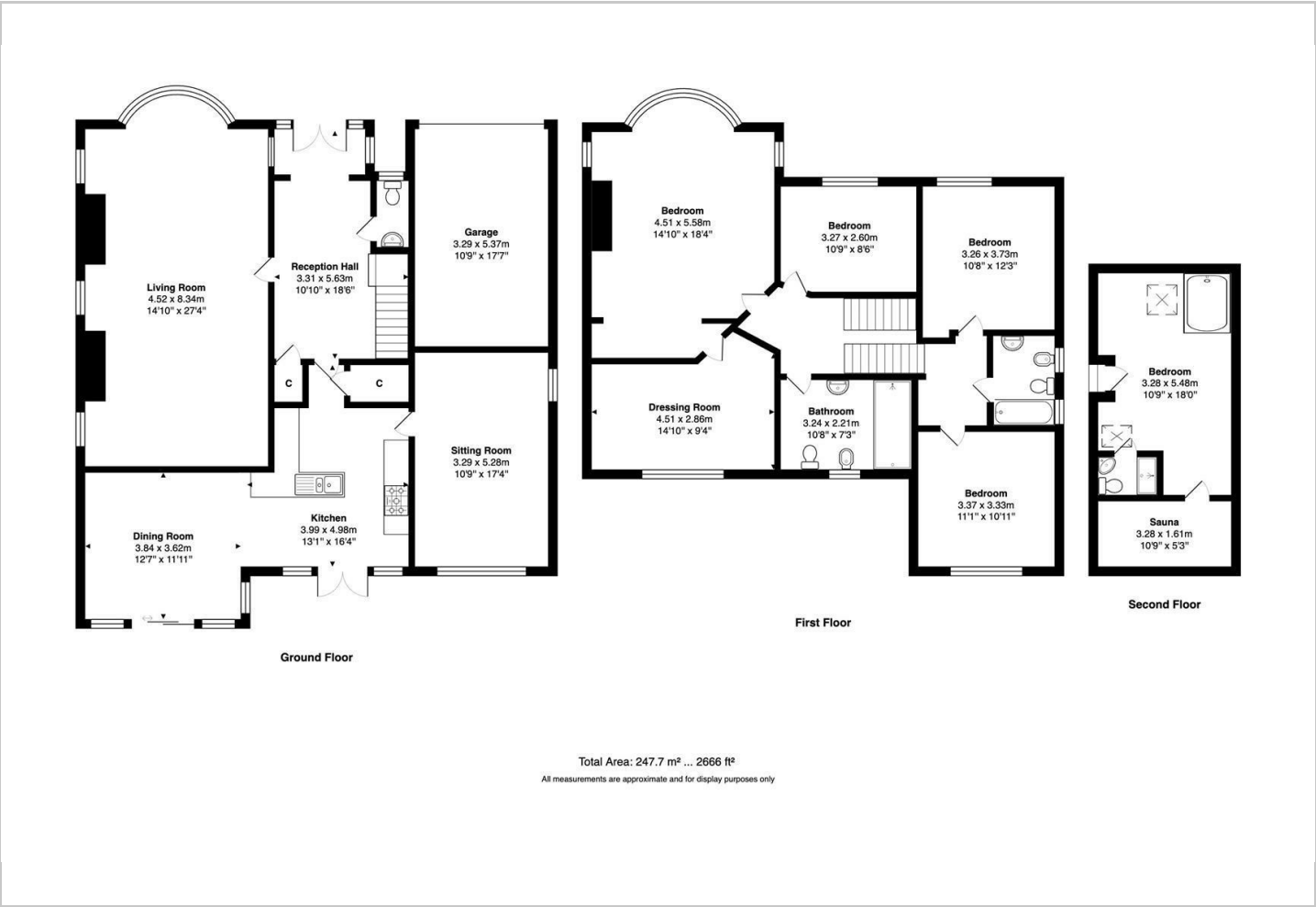
Hybrid Map



Terrain Map



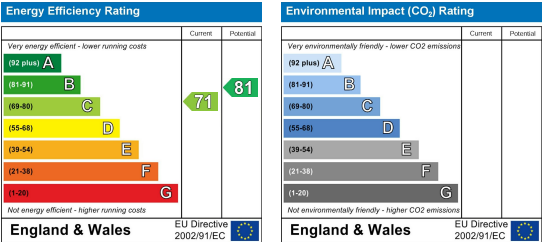
Floor Plan



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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