



Stoneacre  
Properties



## Hawthorn Vale

Leeds, LS7 4PJ

£315,000



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## Entrance

Entering the property you are welcomed into the entrance hallway which offers access to both the front and rear reception room.

## Living Room

A bright and airy living room with ample space for seating.

## Rear Reception Room

The second reception room to the ground floor is very generous in size and boasts a feature fireplace. This reception room leads to the kitchen at the rear of the property and down the basement.

## Kitchen

Situated to the rear of the property, this fitted kitchen is made up of wall and base units with integrated oven, gas hob with extractor above, fridge and freezer, space for washing machine and plenty of storage space. A rear door leads out to the courtyard garden.

## Basement

A self converted basement offers a dry usable space for additional living space or for storage.

## Bedroom 1

Situated to the first floor this large double bedroom is complete with a built in wardrobe.

## Bedroom 2

Positioned to the second floor this large double bedroom is complete with a fitted wardrobe space and en-suite bathroom.

## En-suite

Comprising shower, toilet and sink.

## Bed 3

Positioned to the second floor is a further double bedroom.

## Bed 4

Fourth single bedroom to the first floor.

## Bathroom

Comprising shower over bath, toilet and sink. Boiler is housed in the bathroom. The boiler is approx 2 years old.

## External

To the rear of the property is a courtyard style garden, perfecting for enjoying some outdoor space.





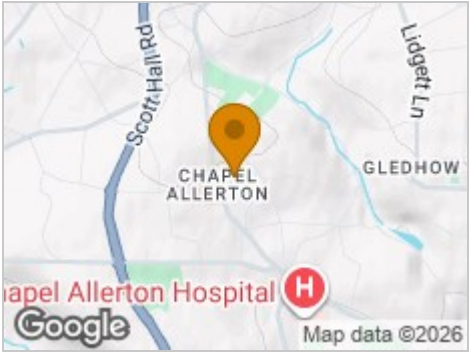
Road Map



Hybrid Map



Terrain Map



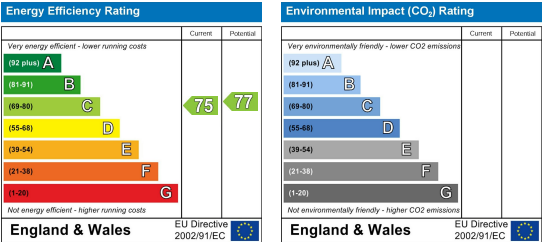
Floor Plan



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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