



Stoneacre  
Properties



## Carr Manor Gardens

Leeds, LS17 5DQ

£385,000

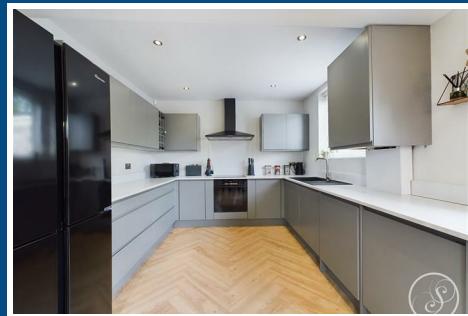
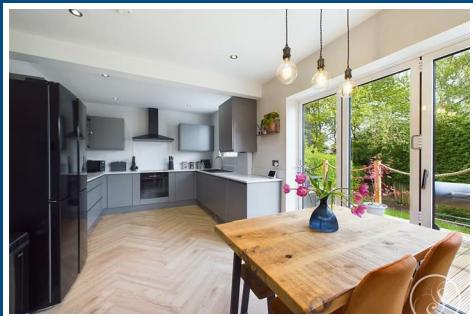
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## Entrance

Entering the property you are welcomed into the entrance hallway which offers access to the lounge/diner and kitchen.

## Lounge

Spacious lounge is laid to carpet and boasts a large bay window to the front elevation of the property and feature fireplace.

## Kitchen/Diner

This stunning kitchen/diner has been fully refurbished and opened up. The kitchen is made up of wall and base units and comprises integrated oven, hob with extractor above, dishwasher, washing machine. Ample space is offered for a dining table. Bifold doors offer access out to the rear decking.

## WC

Downstairs wc comprises toilet and sink.

## Primary Bedroom

Large double bedroom is laid to carpet and boasts bay window to front elevation and feature wall.

## Bedroom 2

Second double bedroom is laid to carpet and overlooks the rear garden.

## Bedroom 3

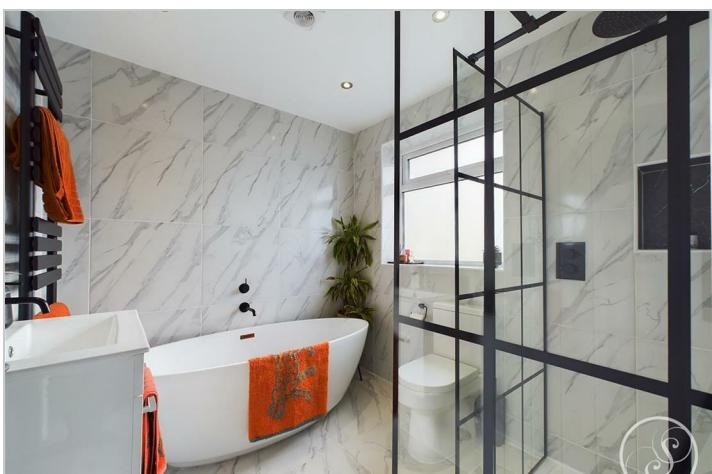
Generous sized single bedroom is also ideal as a home office or dressing room.

## Bathroom

Show stopping 4-piece house bathroom comprises free standing bath, walk in shower, toilet and sink with black finishing's throughout.

## External

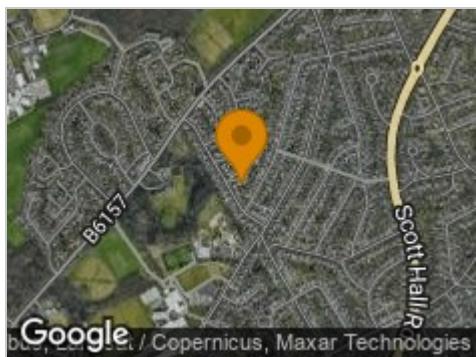
Externally the property boasts a south facing rear garden with an area laid to lawn and a raised decked area which really captures the sun. To the front is a large block paved driveway that runs down the side of the property.



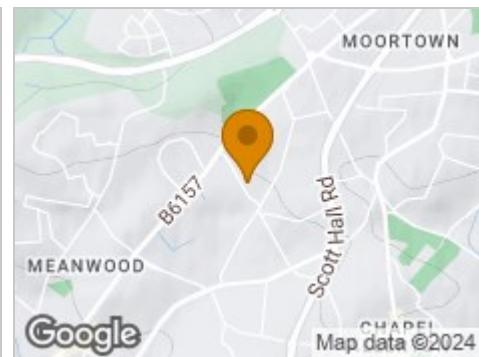
## Road Map



## Hybrid Map



## Terrain Map



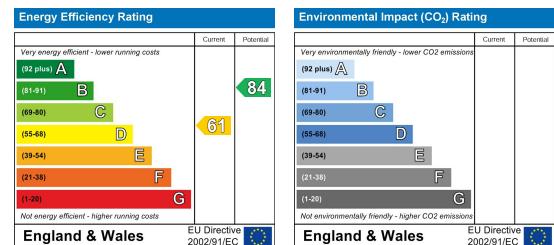
## Floor Plan



## 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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