



Stoneacre
Properties



Elmete Drive

Leeds, LS8 2LA

£400,000



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Entrance

Entering the property you are welcomed into the entrance hallway which offers space for a dining area. Access is offered to the loft space which is boarded out and throughout the property.

Lounge

16'11" x 9'11" (5.16 x 3.04)

Generous sized lounge offers ample space for seating, feature fireplace and with dual aspect windows the room is naturally bright. The properties raised elevation on the street means you overlook the parallel properties and benefit from woodland views.

Kitchen/Diner

11'3" x 14'2" (3.44 x 4.34)

Modern kitchen/diner is made up of wall and base units and comprises an array of integrated appliances including, undermounted fridge and freezer, dishwasher, oven, gas hob with extractor above, filtered water tap and disposal. Plumbing for washing machine and space for tumble dryer. Space offered for a dining table, and side door offers access out to the side of the property.

Bedroom 1

10'5" x 15'1" (3.2 x 4.6)

Large spacious double bedroom is laid to carpet and boasts rear garden views, fitted wardrobes and tiled en-suite bathroom with underfloor heating.

En-suite

En-suite bathroom is tiled and comprises walk in shower, toilet and sink and underfloor heating.

Bedroom 2

11'3" x 10'0" (3.44 x 3.06)

Second double bedroom laid to carpet with rear garden views and fitted wardrobes.

Bedroom 3

8'2" x 8'10" (2.5 x 2.71)

Single bedroom three is ideal for a home office.

Bathroom

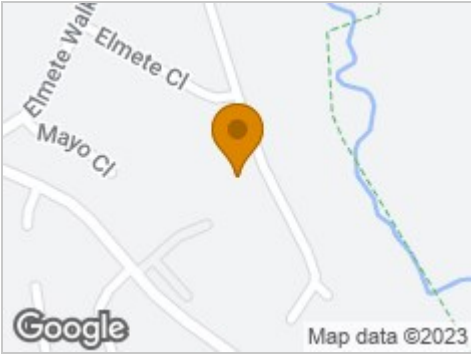
Large house bathroom comprises bath, toilet and sink.

External

Externally, the property boasts a large front driveway that leads up to the integral garage. Side access is provided that leads to the rear garden. The rear garden is private and secure and is primarily laid to lawn.



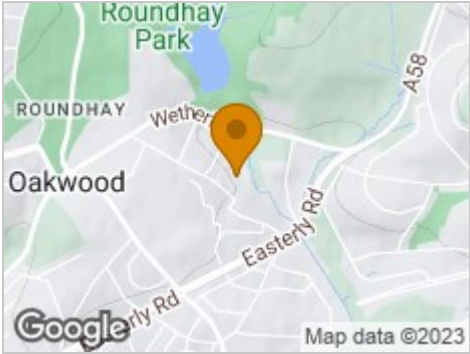
Road Map



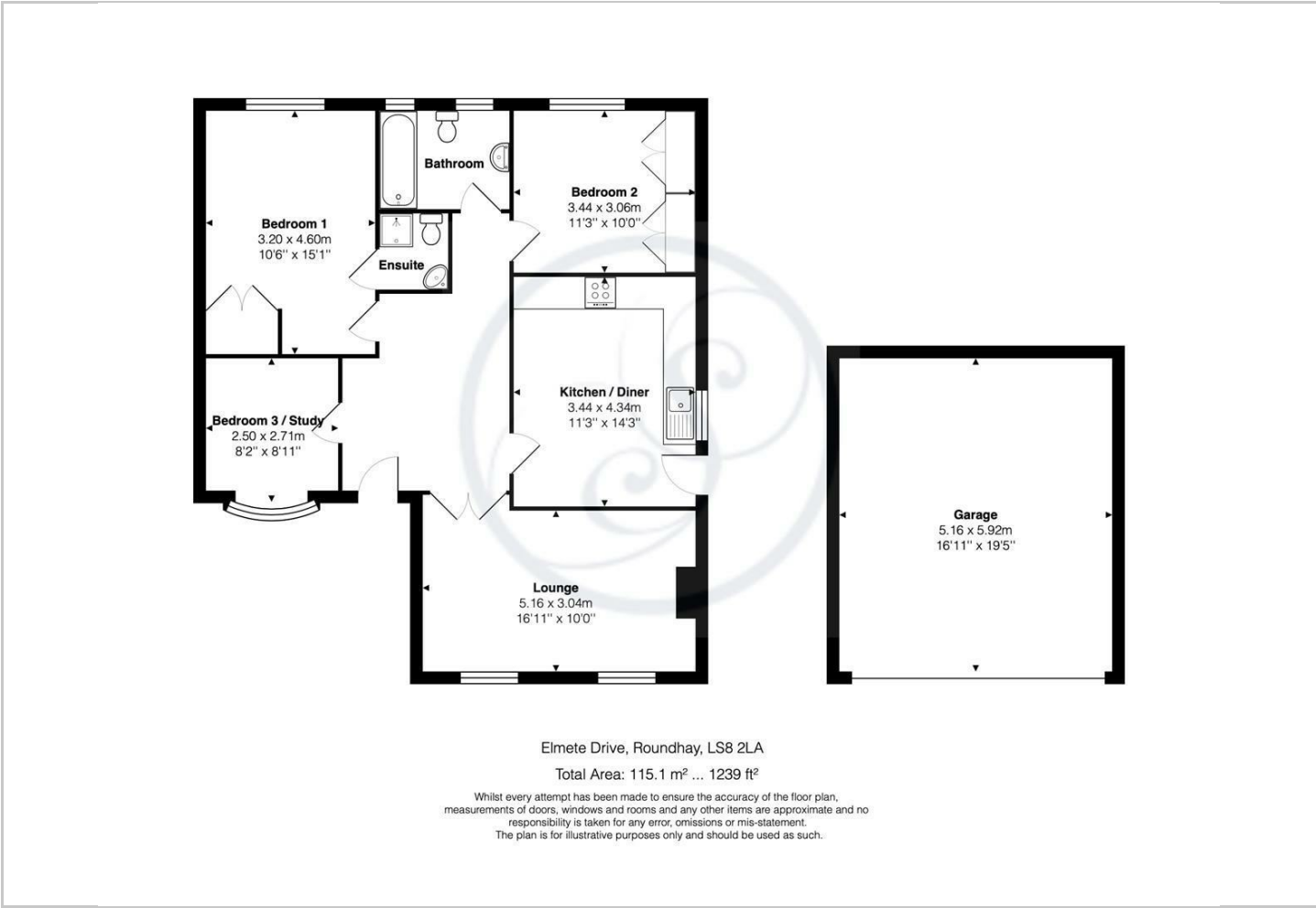
Hybrid Map



Terrain Map



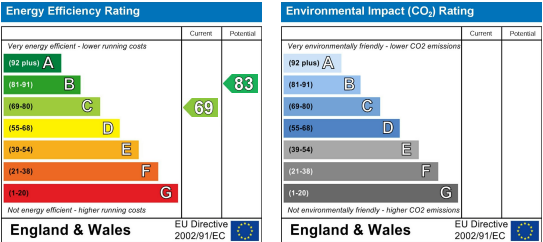
Floor Plan



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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