



Stoneacre
Properties



Elmete Drive

Leeds, LS8 2LA

£400,000



Elmete Drive

Leeds, LS8 2LA

£400,000



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

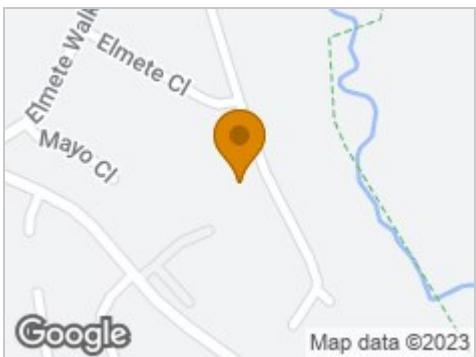
Large house bathroom comprises bath, toilet and sink.

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.



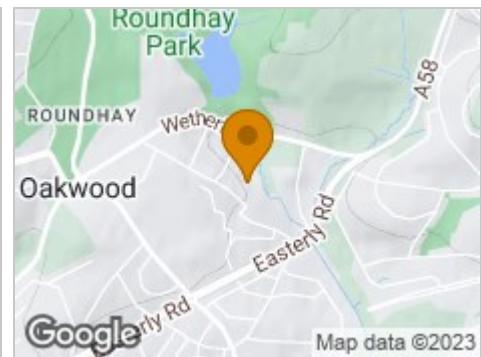
Road Map



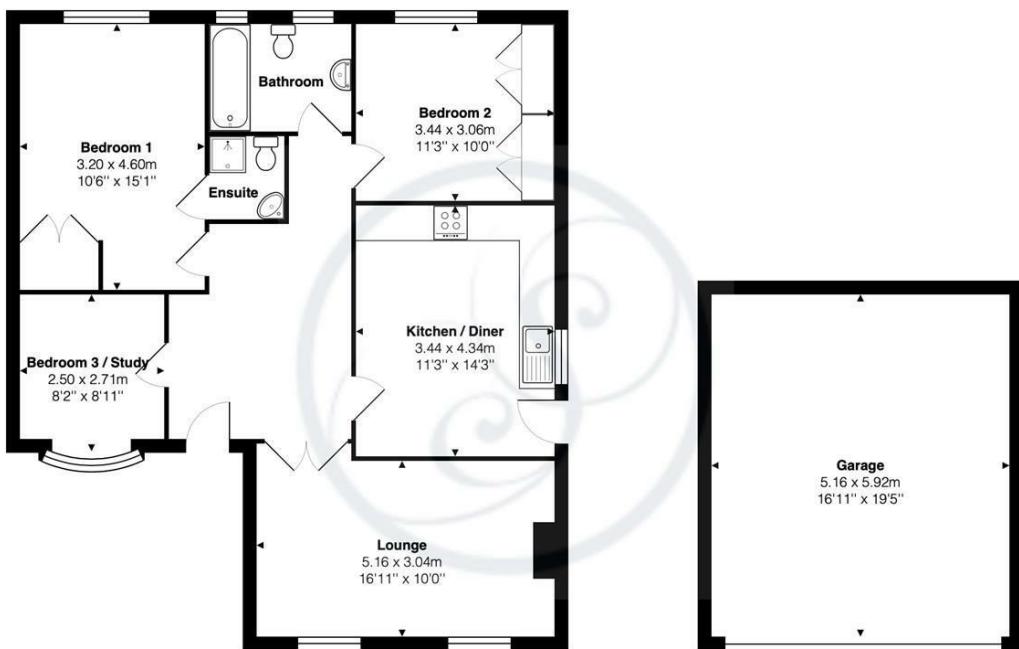
Hybrid Map



Terrain Map



Floor Plan



Elmete Drive, Roundhay, LS8 2LA

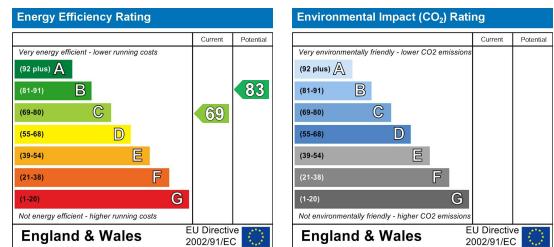
Total Area: 115.1 m² ... 1239 ft²

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows and rooms and any other items are approximate and no responsibility is taken for any error, omissions or mis-statement.
The plan is for illustrative purposes only and should be used as such.

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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.