



Stoneacre
Properties



Crescent Gardens

Leeds, LS17 8DR

£725,000



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Entrance

Entering the property you are welcomed into the front porch which leads through to the hallway. The hallway offers access to the two bedrooms, the formal reception room which can also serve as a third bedroom and to the spacious living/dining room.

Living/Dining Room

A great space for hosting and socialising, this living space serves as the heart of the home connecting the front of the property and formal reception room, to the kitchen at the rear of the property. This living room offers ample space for seating as well as a formal dining area and is naturally bright and airy.

Formal Reception Room / Bedroom 3

This grand, formal living room offers plenty of space for seating and provides great versatility with the potential of being used as a third bedroom if required.

Kitchen/Breakfast Room

Kitchen is made up of wall and base units and offers plenty of storage as well as integrated double oven and electric hob with extractor above. There is space for a bistro style breakfast table and French doors lead out to the rear patio. The kitchen also leads to the a second rear door and porch area that houses the washing machine and dryer.

w/c

Comprising toilet and sink.

Bedroom 1

Large double bedroom with fitted wardrobes, drawers and dressing table.

Bedroom 2

Second spacious double bedroom again with fitted wardrobes.

Bathroom

Large tiled bathroom with walk in shower, toilet, sink and storage.

Garage

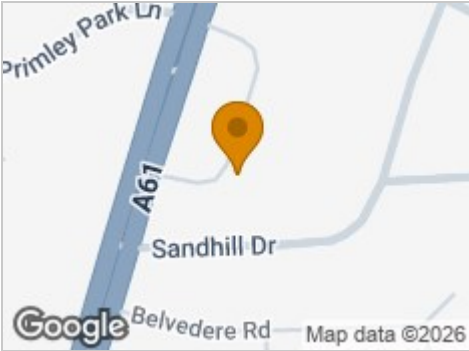
The property boasts a large tandem garage ideal for everyday storage.

External

One of the real highlights of this property is its overall plot size which in itself offers huge potential for further development. To the front of the property is a large driveway and front garden laid to lawn, and to the rear is an expansive lawned garden with patio seating. Mature shrubbery runs around the perimeter of the plot giving excellent privacy.



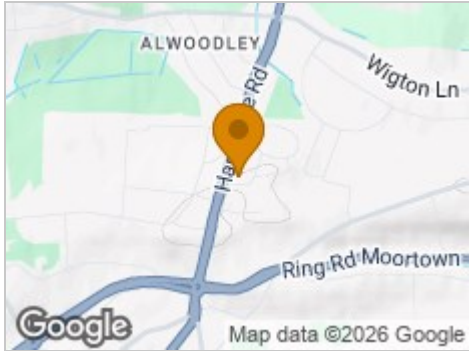
Road Map



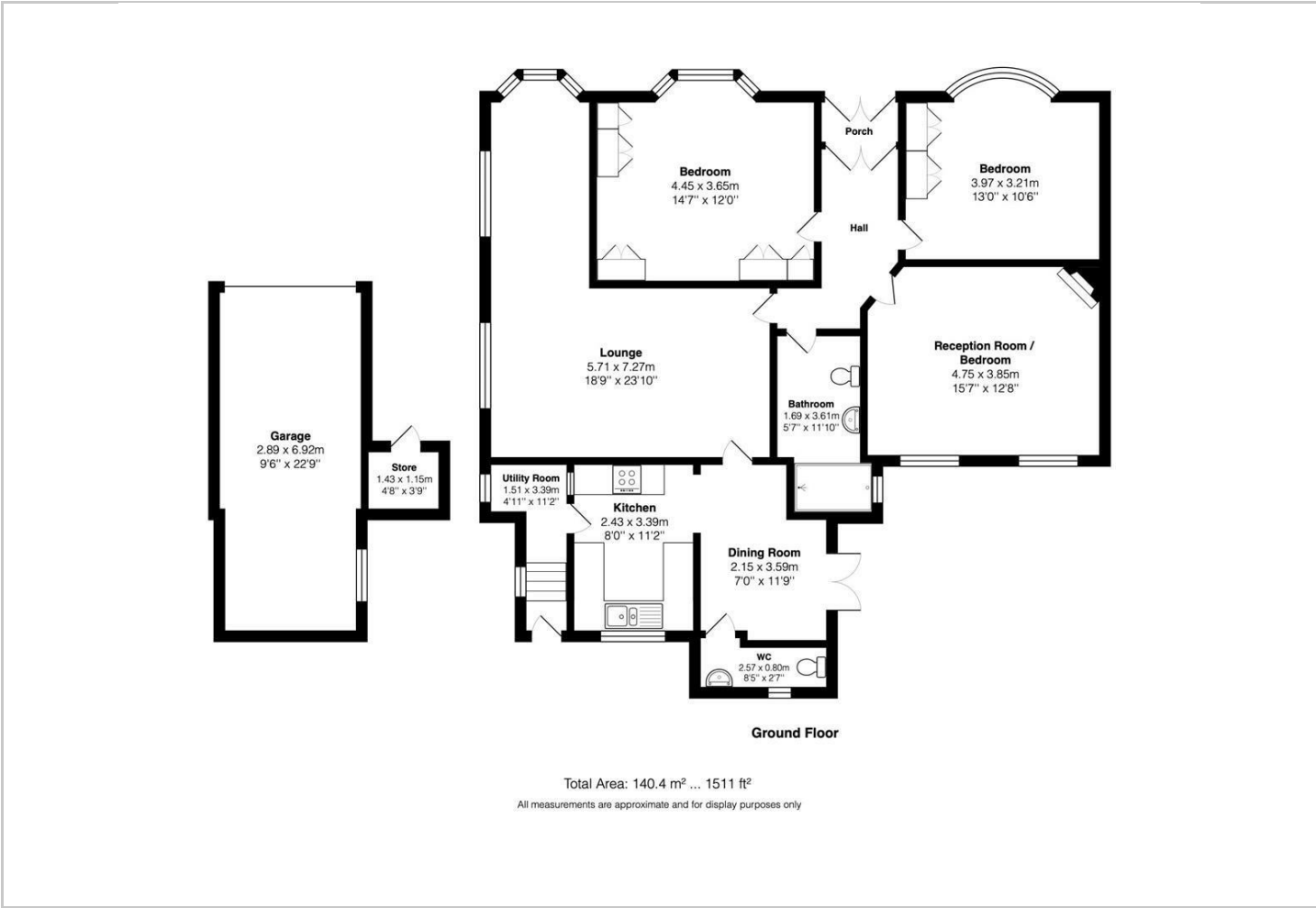
Hybrid Map



Terrain Map



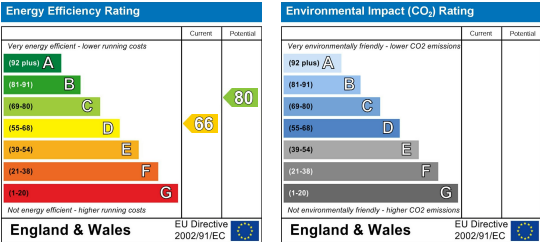
Floor Plan



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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