



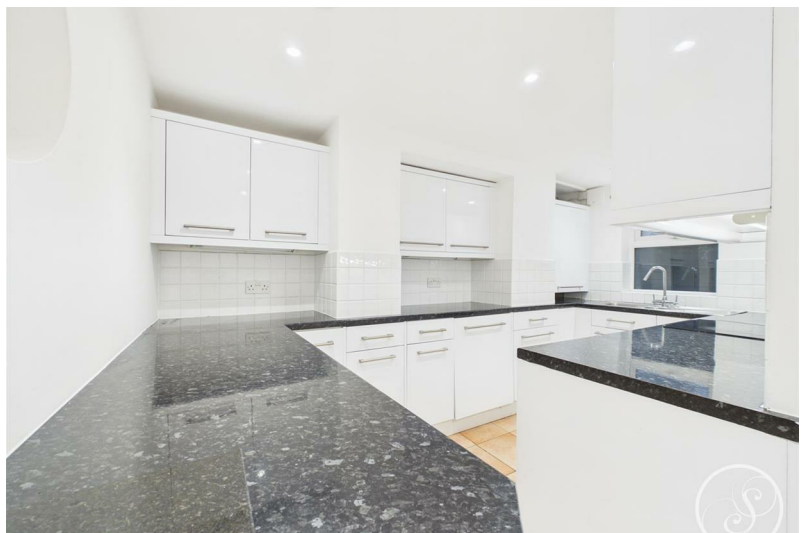
Stoneacre  
Properties



## Hawthorn View

Chapel Allerton Leeds, LS7 4PL

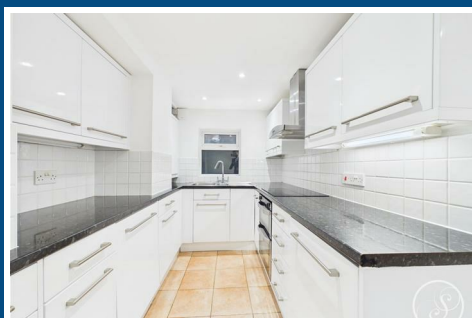
Offers Over £300,000



# Hawthorn View

Chapel Allerton Leeds, LS7 4PL

Offers Over £300,000



## Entrance

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

## Front Reception Room

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

## Rear Reception Room

The second reception room to the ground floor is very generous in size and boasts built in storage and a feature fireplace. This reception room leads to the utility room and down to the kitchen.

## Kitchen

Situated to the lower ground floor, this modern kitchen is made up of wall and base units with integrated double oven, electric hob with extractor above, fridge and freezer, dishwasher, sink with drainer, breakfast bar seating and plenty of storage space.

## Dining Room

Situated opposite the kitchen, this third reception room makes for an ideal dining room, or a further sitting room.

## Utility Room

Comprising wall and base units with plumbing and space for washing machine and dryer as well as a further fridge/freezer. The utility room leads out to the garden.

## Bedroom 1

Large double bedroom situated to the first floor with built in cupboard.

## Bedroom 4

Single bedroom to the first floor with storage cupboard. Would make for a great office.

## Bathroom 1

First of two family bathrooms, this one comprising walk in shower, toilet and sink.

## Bedroom 2

Second double bedroom situated to the second floor.

## Bedroom 3

Third double bedroom situated to the second floor. This bedroom is complete with built in storage.

## Bathroom 2

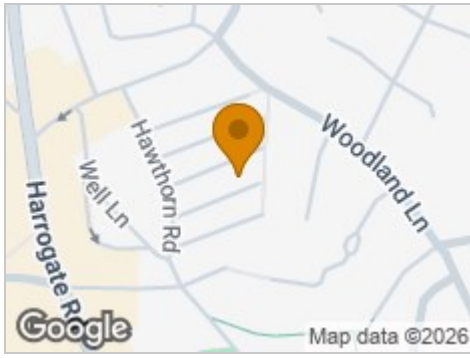
Second house bathroom, this one being situated to the second floor, is complete with shower over bath, toilet and sink.

## External

To the rear is an enclosed, paved courtyard style garden.



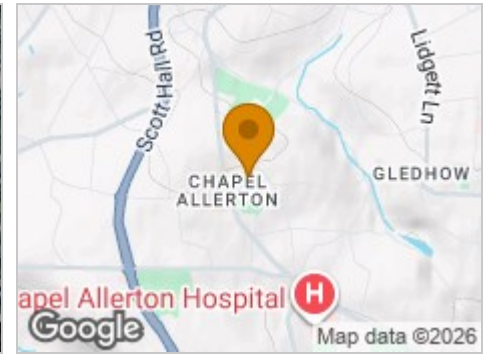
## Road Map



## Hybrid Map



## Terrain Map



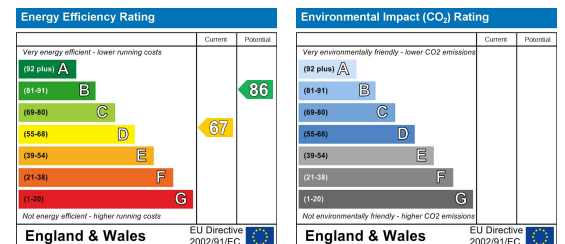
## Floor Plan



## 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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