



Stoneacre
Properties



Broomfield Road

Leeds, LS6 3DE

Offers Over £450,000



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Nestled on Broomfield Road in the highly sought-after area of Headingley, this fully renovated end terrace house presents an exceptional opportunity for families and professionals alike. Boasting four spacious bedrooms, including a primary suite with an en-suite bathroom, this property is designed for modern living and comfort.

Upon entering, you will be greeted by the entrance hallway which offers access to an inviting reception room, perfect for entertaining guests or enjoying quiet family evenings. The heart of the home is undoubtedly the brand new kitchen, which has been thoughtfully designed to cater to all your culinary needs. The property also features two stylishly appointed bathrooms / w/c's, ensuring convenience for all residents.

The extensive renovations include new flooring throughout and a remarkable basement conversion, providing additional living space that can be tailored to your needs, whether as a playroom, home office, or gym. The loft conversion adds further versatility, making this home truly move-in ready.

Outside, the property boasts a large driveway that accommodates multiple vehicles, along with a charming front garden that enhances its curb appeal. The location is ideal, offering excellent access to local amenities, shops, and the nearby stadium, making it perfect for those who enjoy an active lifestyle.

This end terrace house on Broomfield Road is not just a home; it is a lifestyle choice in a vibrant community. With its modern features and prime

location, it is sure to attract considerable interest. Do not miss the chance to make this stunning property your own.

Please note: this property does not have C4 planning or a HMO license.

Entrance

Entering the property you are welcomed into the hallway which offers access through to the lounge.

Lounge

Spacious formal lounge with large windows flooding the room with natural light. LVT herringbone flooring that runs through into the kitchen. Access to understairs storage cupboard which houses the boiler.

Kitchen

Brand new fitted kitchen is made up of a dark blue handleless kitchen complete with integrated high end Siemens and AEG fridge/freezer, dishwasher, electric oven and electric hob and there is ample storage space. Rear door leads out to the front lawn and offers access to the driveway. Access is offered from the kitchen to the basement.

Basement

Fully converted this expansive space comprises a large reception room, a study space and a w/c complete with plumbing for washing machine as well as a large storage cupboard under the stairs. LVT herringbone flooring runs throughout the basement bar the w/c. This space is very versatile and could be used as a playroom, office, gym, cinema room, or just for storage.

Tel: 0113 237 0999

Bedroom 1

The first of four double bedrooms, the primary bedroom is laid to carpet and is complete with en-suite bathroom.

En-suite

Comprising shower, toilet and sink.

Bedroom 2

Second double bedroom situated to the first floor, laid to carpet.

Bedroom 3

Situated to the second floor this double bedroom is laid to carpet and complete with velux windows.

Bathroom

Main house bathroom to the second floor is tiled with shower over bath, toilet and sink.

Bedroom 4

Fourth double bedroom situated to the second floor. New dormer, roof and window.



Road Map



Hybrid Map



Terrain Map



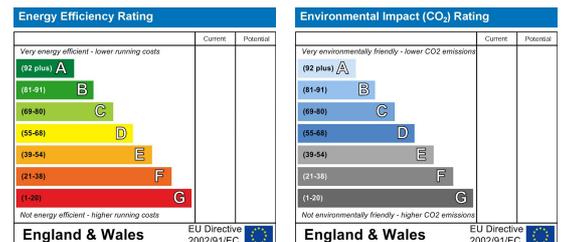
Floor Plan



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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