



Stoneacre  
Properties



## New Adel Avenue

Leeds, LS16 6BE

£419,950



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## Hallway

Entering the property you are welcomed into the spacious hallway. The hallway offers access to the living room and through to the kitchen. A useful under stairs cupboard houses the tumble dryer and offers additional storage.

## Lounge

Generous sized living room offers ample space for seating and is naturally bright thanks to the large window to the front elevation of the property. A feature gas fireplace sits as a central focal point to the room. Internal double doors open up the lounge to the second reception room which creates a great space for hosting and socialising.

## Dining Room / Reception 2

Positioned to the rear of the property this cosy reception room is flooded with natural light given its south facing orientation. The room over looks the rear garden and adjoins the kitchen.

## Kitchen

Made up of wall and base units providing plenty of storage with the addition of a useful pantry cupboard. The kitchen is complete with a freestanding oven with gas hob, and space for a freestanding fridge/freezer, and plumbing for washing machine. The side door leads out to the driveway and to the garage/rear garden.

## Bedroom 1

Spacious primary bedroom offers ample space for bedroom furniture and is complete with wall to wall mirrored sliding wardrobes.

## Bedroom 2

Second double bedroom overlooks the garden and is complete with fitted wardrobes.

## Bedroom 3

Third single bedroom also makes for a great office space if needed.

## Bathroom

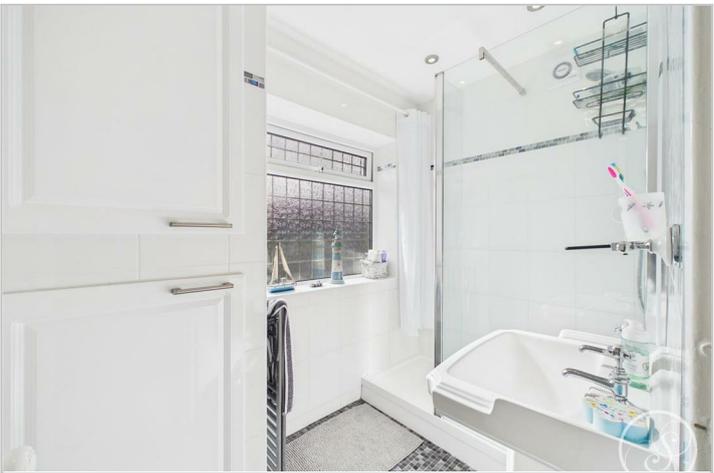
Comprising walk in shower, sink, storage cupboard and a separate toilet.

## External

To the front of the property is a large driveway for up to 3/4 cars. Side access leads up to the detached garage and round to the South facing rear garden. The rear garden is wonderfully maintained by the current owners with matures trees and plants throughout. A large lawned area also makes it ideal for families. To the rear of the garden is a wooden summerhouse.

## Garage

Brick built garage with manual front door. The garage has lighting and power and offers an abundance of storage space.



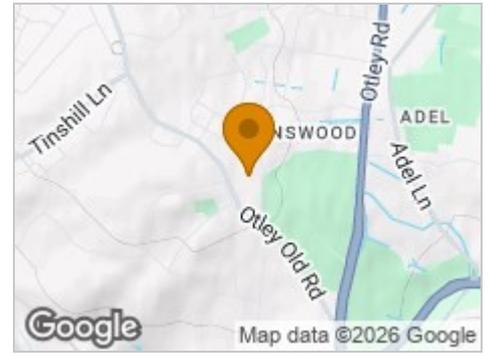
## Road Map



## Hybrid Map



## Terrain Map



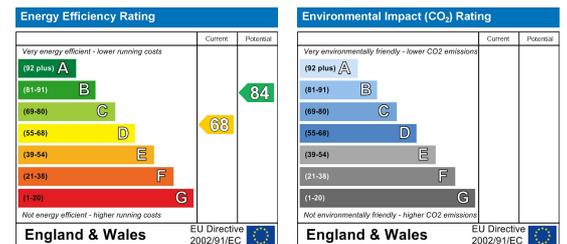
## Floor Plan



## 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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