



Stoneacre
Properties



Alwoodley Gates

Leeds, LS17 8FB

£1,450,000

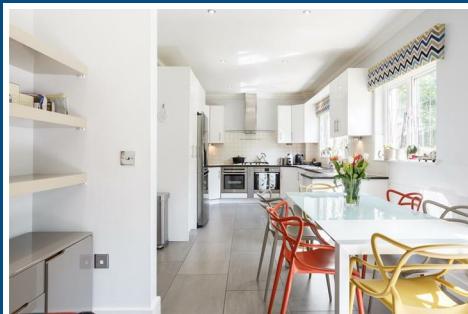
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The accommodation briefly comprises an entrance vestibule leading through into an impressive reception hall with two storage cupboards and guest cloakroom. The well proportioned formal sitting room has a feature marble fireplace and gas fire and bay window with French doors opening into the garden. Double doors lead through into a dining room and there is a good sized study with a range of fitted office furniture. A feature of the property is the spacious open plan family living/breakfast kitchen with a comprehensive range of quality fitted units and integrated appliances with dining/sitting area beyond, again with double French doors opening into the garden. There is also a fitted utility room with external access to the garden.

At first floor is a feature galleried landing leading into a lovely principal bedroom with bay window and luxury en suite bath/shower room. There is a second double bedroom suite with private shower room, three further bedrooms and a house bath/shower room. On the second floor is an entertainment room / gym / bedroom six which is large enough to form a self contained element within the house, if preferred.

Outside, this section of the development is initially approached through electric entrance gates with security entry phone system, leading onto a private brick set driveway with private parking for 3 cars and in turn providing access to a large detached double garage with twin electric up and over doors and electric car charging point. There is an attractive formal front garden with lawns and well stocked flower borders, slate seating area and hand gate leading through to the side and rear gardens which are private and enclosed, principally lawned and with a wealth of mature trees and shrubs.



Road Map



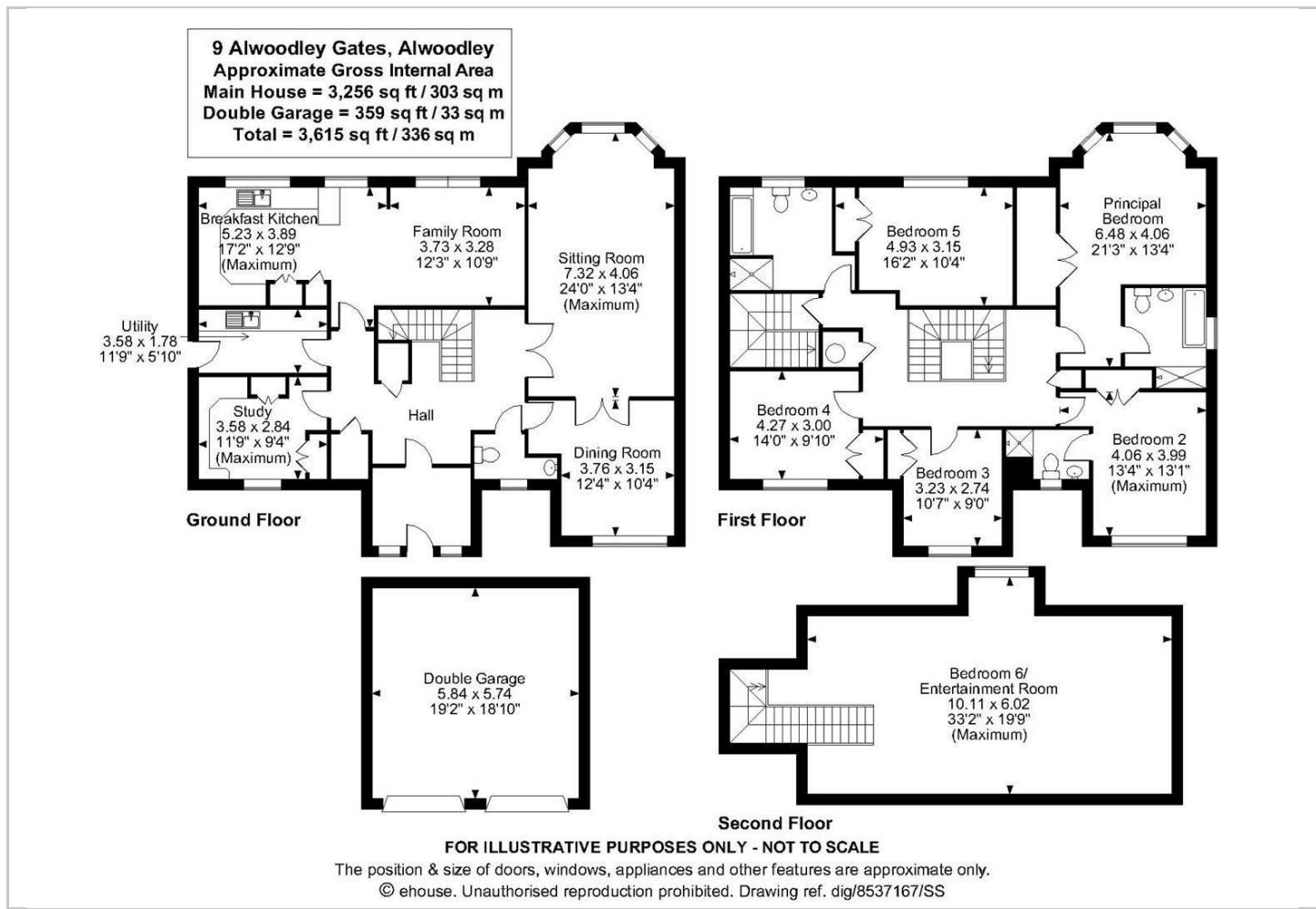
Hybrid Map



Terrain Map



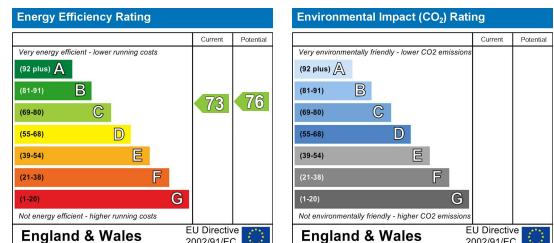
Floor Plan



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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