Stoneacre Properties



Carrholm Road

Chapel Allerton Leeds, LS7 2NQ

£350,000

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ENTRANCE HALL
Spacious entrance hallway. Oak laminate flooring runs throughout the hallway and into the living room and kitchen.

LIVING ROOM
Bright, spacious open plan living room boasts a large bay window to front aspect. Ample space is offered for seating as well as formal dining, with direct access to the kitchen. French doors to the rear open on to the garden.

KITCHEN
The kitchen benefits from a side extension and is newly installed. Made up of modern gloss handleless wall and base units with integrated fridge/freezer, double oven, electric hob with extractor above and sink with drainer as well as plumbing for washing machine. A side door leads out to the front garden and access is offered to the under stairs cupboard where you there is plumbing for a washing machine and space for a dryer.

PRIMARY BEDROOM
Double bedroom with double glazed window overlooking the rear garden. The room is finished with engineered wood flooring and ample space is offered for bedroom furniture.

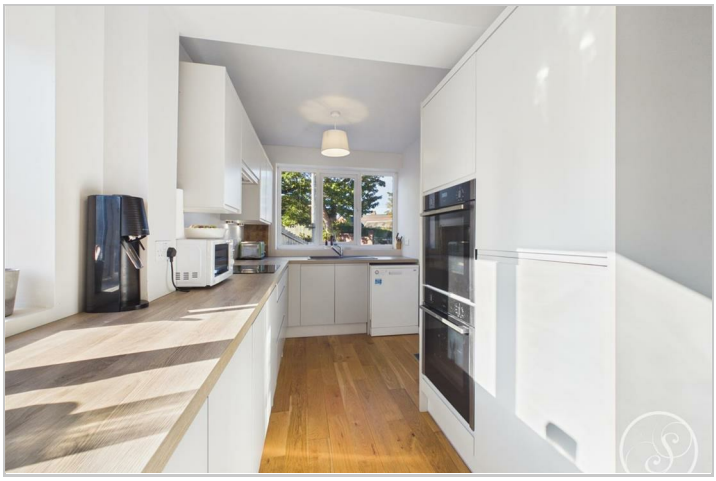
BEDROOM TWO
Double bedroom with double glazed bay window to front aspect of the property. Engineered wood flooring, again with ample space for bedroom furniture.

BEDROOM THREE
Third single bedroom with double glazed window, also ideal as a home office.

BATHROOM
Upgraded by the current owner. Part tiled with shower over bath, toilet and sink.

EXTERNAL
The property is situated on a corner plot and therefore offers a generous front garden, and rear garden. The large newly block paved driveway can hold up to 5-6 cars.









Road Map



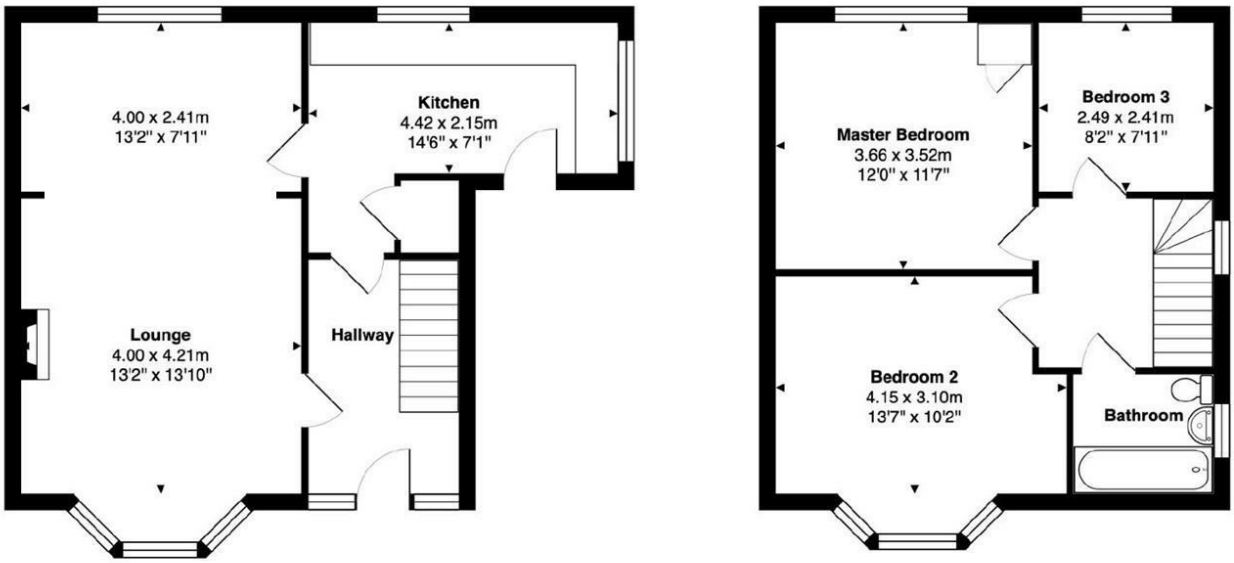
Hybrid Map



Terrain Map



Floor Plan



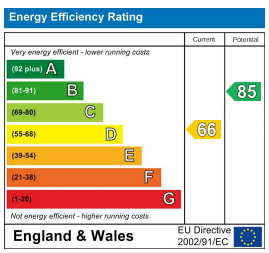
Total Area: 91.1 m² ... 980 ft²

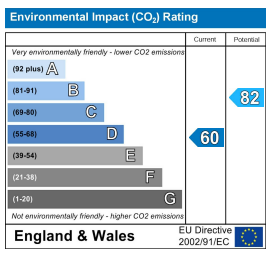
All measurements are approximate and for display purposes only

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





These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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