



Stoneacre  
Properties



## Garth Walk

Leeds, LS17 5BA

£335,000

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## Entrance

Entering the property you are welcomed into the entrance hallway, well presented with laminate wood flooring that runs through into the lounge/diner.

## Lounge/Diner

This spacious reception room offers a dedicated seating area as well as a formal dining space making a wonderful space for hosting friends and family. To the rear of the room is a sliding door complete with fitted shutters that leads out to the patio.

## Kitchen

A stunning and high quality kitchen comprises an array of Siemens integrated appliances, including fridge/freezer, fan oven, combination oven and microwave, dishwasher, washing machine, there is also plenty of storage space. Side door leads out to the rear garden.

## Bedroom 1

Large double bedroom looks out over the rear garden and offers plenty of space for a double/king size bed as well as bedroom furniture.

## Bedroom 2

Second spacious double bedroom.

## Bedroom 3

Third single bedroom also makes for a great office. Complete with built in over-stairs storage.

## Bathroom

Newly updated tiled bathroom comprises, toilet, floating sink, and walk in shower.

## External

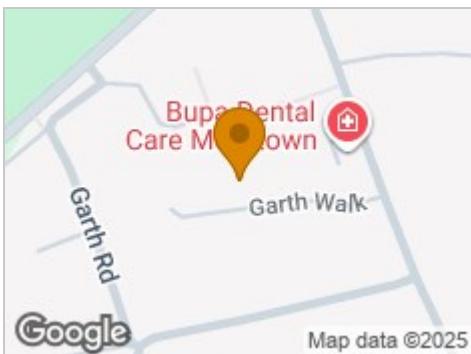
To the front of the property is a large driveway. Metal gates secure the side and rear of the property. To the rear is a low maintenance garden with new fencing running the perimeter and a spacious patio area that is also accessed via the lounge/diner. The garden is very private with mature trees to the rear of the property.

## Garage

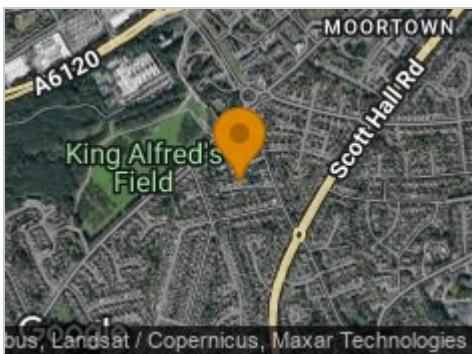
Situated to the rear of the property the detached garage offers great external storage space. The garage has recently undergone works including a new up and over front door, a new side door and a new roof.



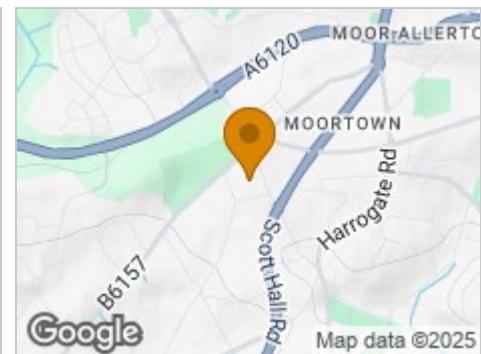
## Road Map



## Hybrid Map



## Terrain Map



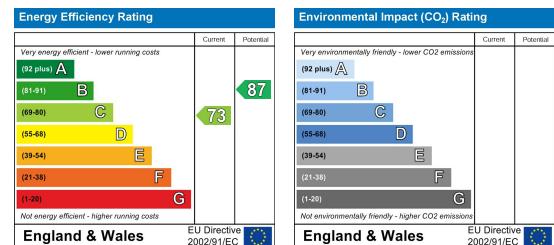
## Floor Plan



## 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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