



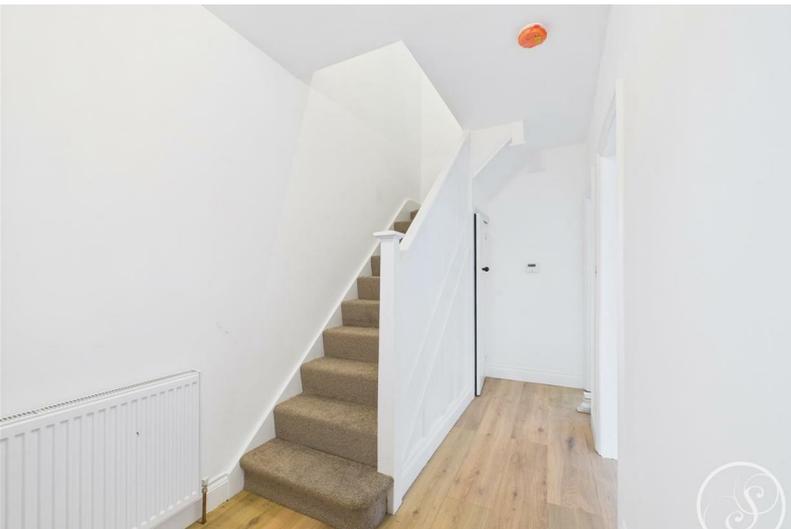
Stoneacre  
Properties



## Scott Hall Road

Leeds, LS7 2EE

£1,650 Per Calendar Month



# Scott Hall Road

Leeds, LS7 2EE

£1,650 Per Calendar Month



## Entrance

Entering the property you are welcomed into the hallway which offers access to the lounge and to the kitchen/diner as well as to the useful under stairs storage cupboard.

## Lounge

Large formal lounge is finished with laminate flooring which runs through from the hallway. The lounge boasts a large bay window to the front elevation. Ample space is offered for seating.

## Kitchen/Diner

This spacious open plan living space boasts an abundance of space for a large dining table, or alternatively a further seating area if this is preferred. French doors lead out to the rear garden. The modern kitchen is made up of light grey wall and base units with built in oven, electric hob with extractor above and sink with drainer. There is plumbing for a washing machine and space for fridge/freezer.

## Bedroom 1

First of two spacious double bedrooms. The room is laid to carpet.

## Bedroom 2

Second double bedroom again laid to carpet with dual aspect windows.

## Bedroom 3

Third single bedroom, also ideal as a home office.

## Bathroom

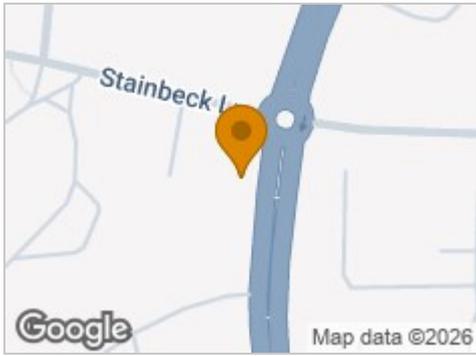
Modern part tiled bathroom with shower over bath, toilet, floating vanity sink and powered mirror/storage cabinet.

## External

To the front of the property is a large garden and driveway for multiple cars that runs down the side of the property. To the rear is a spacious low maintenance garden.



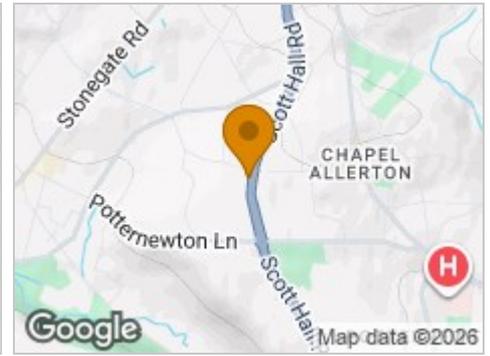
## Road Map



## Hybrid Map



## Terrain Map



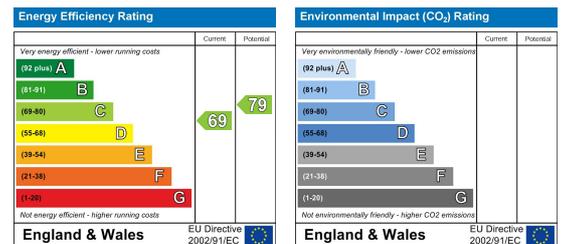
## Floor Plan



## 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



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.