



Stoneacre
Properties



Montagu Place

Leeds, LS8 2RG

£340,000



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Entrance

Entering the property you are welcomed into the spacious entrance hallway which offers access throughout the ground floor of the property.

Lounge

Formal lounge boasts a large bay window to the front elevation of the property, is laid to carpet and boasts a feature fireplace.

Reception Room 2

Second reception room is again generous in size boasting a further feature fireplace. Whilst currently used as a sitting room, it would also make an ideal dining room.

Kitchen

Newly fitted kitchen is made up of shaker style wall and base units and comprises integrated oven, gas hob, plumbing for washing machine and dishwasher, sink with drainer, and storage space, as well as space for fridge freezer. Side door leads out to driveway which in turn leads to garage and rear garden.

Bedroom 1

Spacious double bedroom with fitted mirrored wardrobe. Bedroom is laid to carpet with large bay window.

Bedroom 2

Second large double bedroom laid to carpet, overlooks the rear garden.

Bedroom 3

Single bedroom also ideal for a home office.

Bathroom

Main house bathroom comprises shower over bath, sink and toilet. There is a further separate toilet.

External

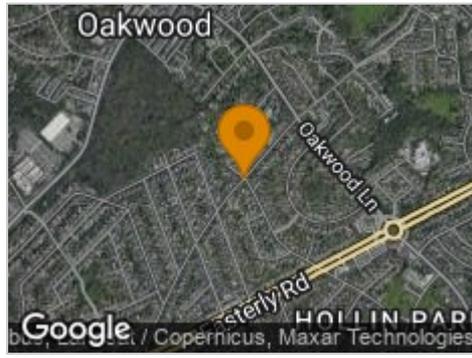
Externally, the property boasts a front garden laid to lawn and a large driveway that runs up the side of the property to the detached garage. The garage has recently had a new roof fitted. To the rear is a spacious and secure garden primarily laid to lawn with a block paved patio.



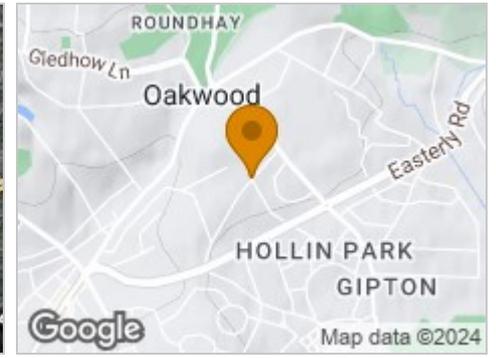
Road Map



Hybrid Map



Terrain Map



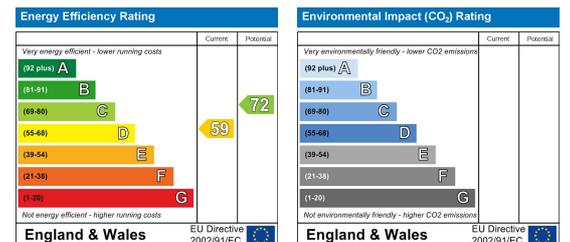
Floor Plan



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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