



Stoneacre
Properties



Carr Manor Avenue

Leeds, LS17 5BN

£365,000



Carr Manor Avenue

Leeds, LS17 5BN

£365,000



Entrance

Entering the property, you are welcomed into the entrance hallway. A bright and airy space that leads to the kitchen, lounge, dining room and w/c.

Lounge

Formal lounge boasts a ample space for seating and features a large bay window which floods the room with natural light. A feature fireplace sits as a focal point to the room and the lounge is open to the dining room.

Dining Room

A dedicated formal dining space with dual aspect windows. Being open to the lounge this makes for a great hosting and socialising space.

Kitchen

Large kitchen / breakfast room is made up of wall and base units offering plenty of storage as well as space and plumbing for washing machine, space for under counter fridge and freezer, integrated oven, gas hob with extractor above and sink with drainer. Rear door leads out to the garden.

w/c

Comprising toilet sink and under stairs storage

Bedroom 1

Large double bedroom laid to carpet with fitted wardrobes running the perimeter of the room. Large bay window to the front elevation of the property provides extra floorspace. The room also offers space for drawers and dressing table.

Bedroom 2

Second double bedroom laid to carpet, again with

wall to wall fitted wardrobes. The room comfortably accommodates a double / king size bed and overlooks the rear garden.

Bedroom 3

Third spacious single bedroom is also ideal as a home office space.

Bathroom

Modern bathroom comprising walk in shower, toilet and sink.

Landing

Overall the property offers ample storage both internally and externally, to the landing you will find two further storage cupboards.

External

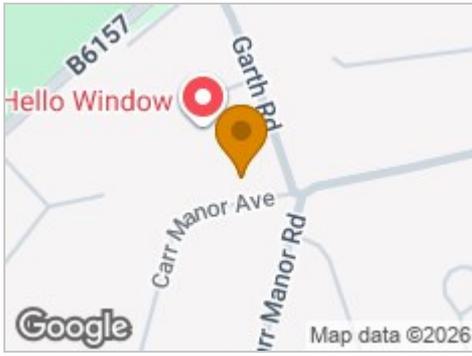
To the front of the property you will find manual wrought iron gates that lead up to the large driveway that can hold multiple cars. A well maintained lawned front garden and access to the detached garage which sits at the end of the driveway. To the rear is a private enclosed garden.

Garage

Brick and render construction with manual up and over door. The garage offers a great amount of storage space.



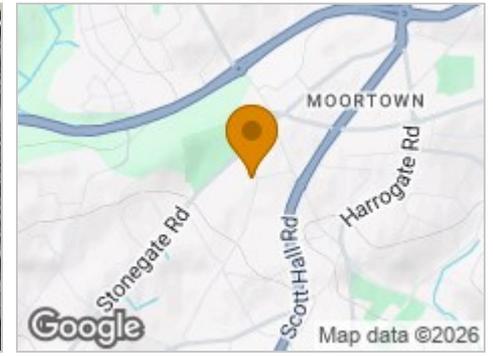
Road Map



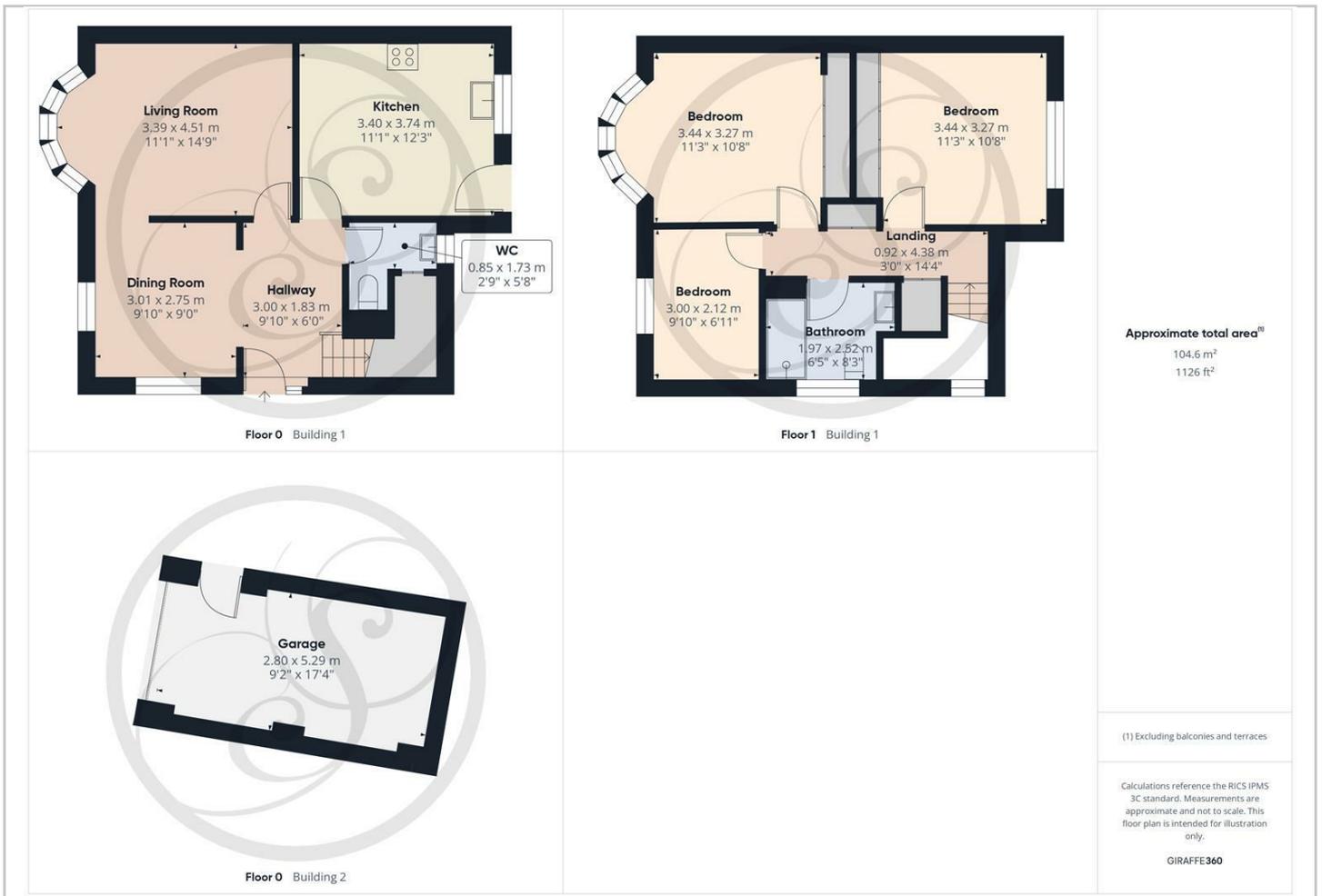
Hybrid Map



Terrain Map



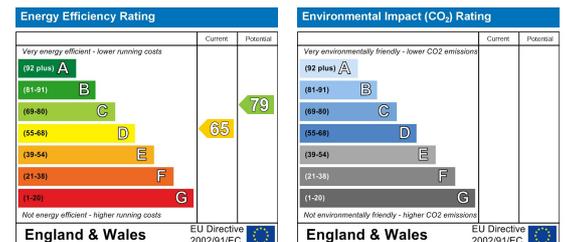
Floor Plan



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.

184 Harrogate Road, Leeds, West Yorkshire, LS7 4NZ

Tel: 0113 237 0999 Email: north@stoneacreproperties.co.uk <https://www.stoneacreproperties.co.uk>