



Stoneacre  
Properties



## Gledhow Lane

Chapel Allerton Leeds, LS7 4NQ

£285,000



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## Entrance

Front door of the property leads into the Lounge/Diner.

## Lounge/Diner

13'9" x 14'7" (4.21 x 4.47)

Large spacious lounge/diner is finished with wooden flooring and offers ample space for a seating area and formal dining area.

## Kitchen

7'7" x 14'1" (2.32 x 4.31)

Kitchen is made up of white gloss wall and base units and finished with wooden worktops. The kitchen comprises integrated oven, gas hob with extractor above, plumbing for washing machine, space for freestanding fridge/freezer, and 1.5 bowl stainless steel sink with drainer. Access is offered out to the rear garden.

## Bathroom

Downstairs bathroom comprises shower over full-size bath, toilet, and sink.

## Master Bedroom

13'9" x 14'7" (4.21 x 4.47)

Large double bedroom is laid to carpet and offers ample space for a double bed and storage including wardrobe and drawers. The room boasts a large window that floods the room with natural light. The room is complete with en-suite bathroom.

## En-suite

Rarely seen in these properties, so a real benefit, is this en-suite bathroom to the master. The en-suite comprises, shower, toilet and sink.

## Bedroom 2

7'6" x 11'5" (2.31 x 3.5)

Second double bedroom is laid to carpet and boasts views out over the rear garden.

## Bedroom 3

5'11" x 14'1" (1.81 x 4.31)

Third single bedroom is ideal for a home office or children's nursery.

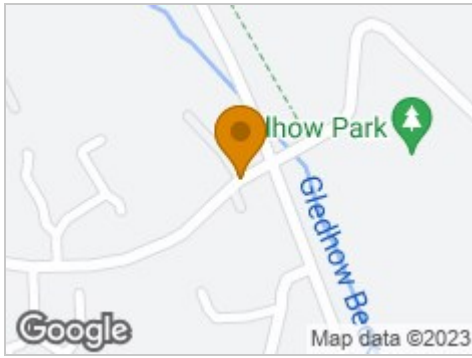
## External

Externally, the property boasts a front garden with shrubbery throughout and pathway that leads up to the front door. To the rear is a secure, low maintenance garden.

The property offers a private garage and parking space to the rear of the property, as well as communal gardens with children's play area.



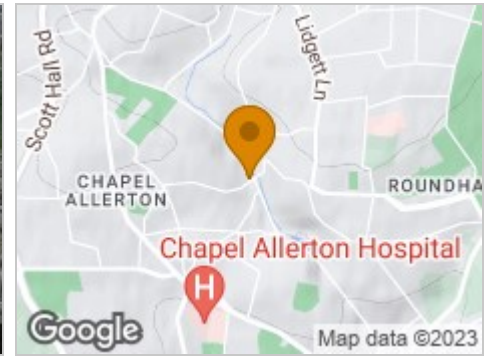
## Road Map



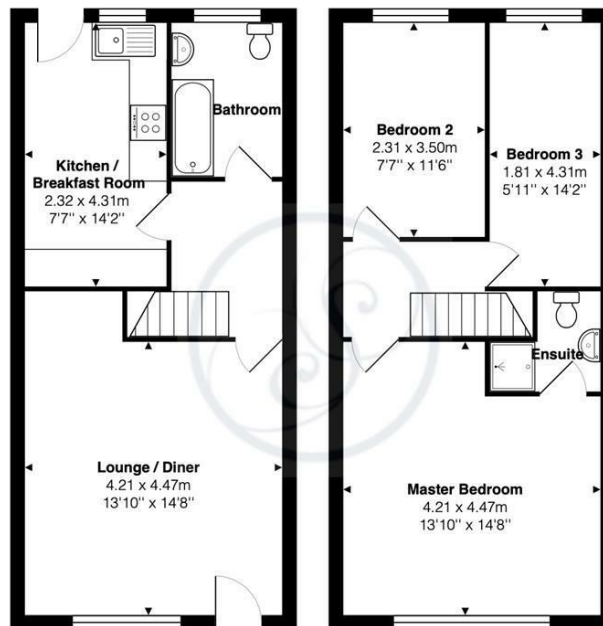
## Hybrid Map



## Terrain Map



## Floor Plan



Gledhow Lane, Gledhow, LS7 4NQ

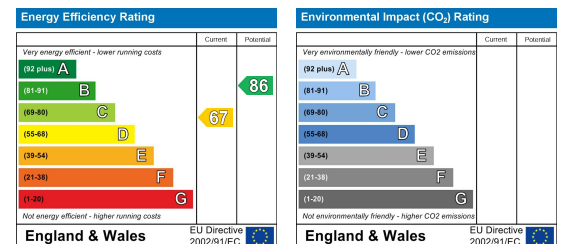
Total Area: 81.5 m<sup>2</sup> ... 877 ft<sup>2</sup>

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows and rooms and any other items are approximate and no responsibility is taken for any error, omissions or mis-statement. The plan is for illustrative purposes only and should be used as such.

## 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.