



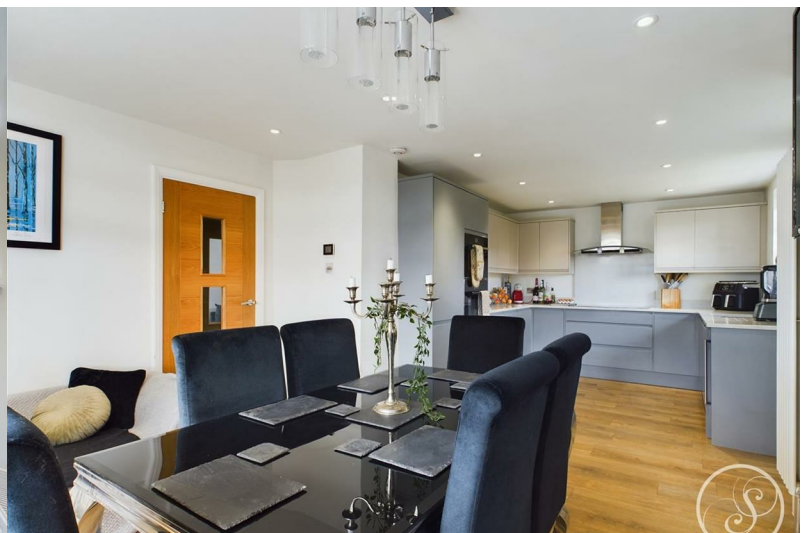
Stoneacre  
Properties



## Intake Lane

Stanningley Pudsey, LS28 6PL

Offers Over £400,000





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Offers Over £400,000



## Entrance Porch

To the front elevation providing access to;

## Entrance Hall

A welcoming entrance in to the house with modern tiled floor, under floor heating and providing access to

## Snug

To the front elevation benefitting from a double glazed bay window with fitted blinds, a cast iron multi fuel burning stove, gas central heating, spot lighting and modern neutral decoration.

## Lounge

To the rear elevation benefitting from French doors which lead out to the garden, a feature log style flaming gas fire inset to the chimney breast with fitted shelves in to both alcoves with lighting, gas central heating radiator, modern neutral decoration, spot lighting and a double glazed window to the side elevation for additional light in to the room.

## Downstairs Cloakroom

Comprising of a modern two piece fitted suite with a low level w.c, wash hand basin and is very well presented.

## Kichen Diner

The superb kitchen dining room is bright, spacious and has space for a family sized dining table with chairs and additional seating if required. The fully fitted kitchen features ample wall and base matt grey storage units with contrasting white quartz worktops, an inset sink with new instant hot water tap, an excellent range of integrated appliances including an induction hob with extractor fan above,

combined oven with microwave, dish washer and fridge with a separate freezer and wine fridge. A door to the side elevation leads to the porch perfect for shoes & coats before entering the kitchen which has PVC double glazed windows and a door leading out to the garden area.

The room also benefits from under floor heating.

## First Floor Landing

The feature staircase has a glass & oak topped balustrades which extends to a galleried style spacious landing with gas central heating, a storage room, a double glazed window for additional light and a utility cupboard with plumbing for a washing machine and space for a dryer.

## Master Bedroom

The master bedroom positioned at the front of the house features modern neutral decoration, gas central heating, spot lighting to the ceiling and a door which connects to an en-suite wet room, which combines a contemporary style vanity type sink and toilet with spot lighting, under floor heating and ceramic tiled walls with floor covering which extends to a wet room area with rain head style shower appliance.

## Bedroom Two

A spacious double to the front elevation with modern neutral decoration, gas central heating and a double glazed window.

## Bedroom Three

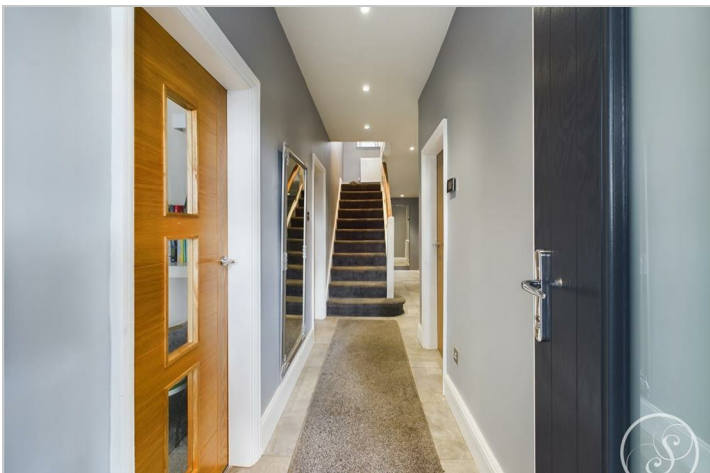
A further spacious double room with a double glazed window, gas central heating and neutrally decorated.

## Bathroom

Another wow factor room is the magnificent house bathroom combined modern contemporary style bath with a tiled surround including an inset TV which is over the bath, twin floating vanity style sink units with pull-out cupboards & bluetooth mirror for storage, a matching flat to wall low flush WC. In addition is a walk-in shower with rain head chrome shower appliance, under floor heating and the walls are fully tiled with complimentary spot lighting to the ceiling.

## Externally

The house has huge curb appeal being detached, substantial in size as well as being positioned on an enviable sized plot, the garden is well enclosed with stone walling and composite/timber high fenced boundaries. The front is accessed via a sliding remote controlled electric gate onto a graveled drive which extends to the front and the side of the house leading to a large detached garage, which has a side door and a front remote controlled entrance door. The garden area extends to the side and rear of the house and has been landscaped with quality Indian stone paving and Astroturf areas, perfect for outdoor entertainment and for children to play safely. There is a wooden garden shed behind the garage



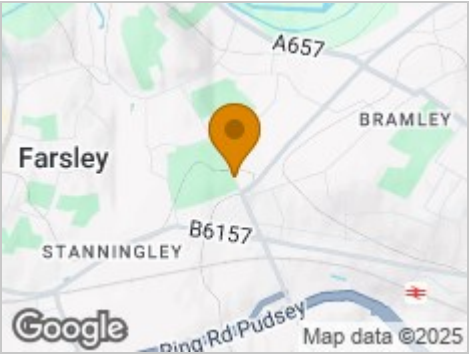
Road Map



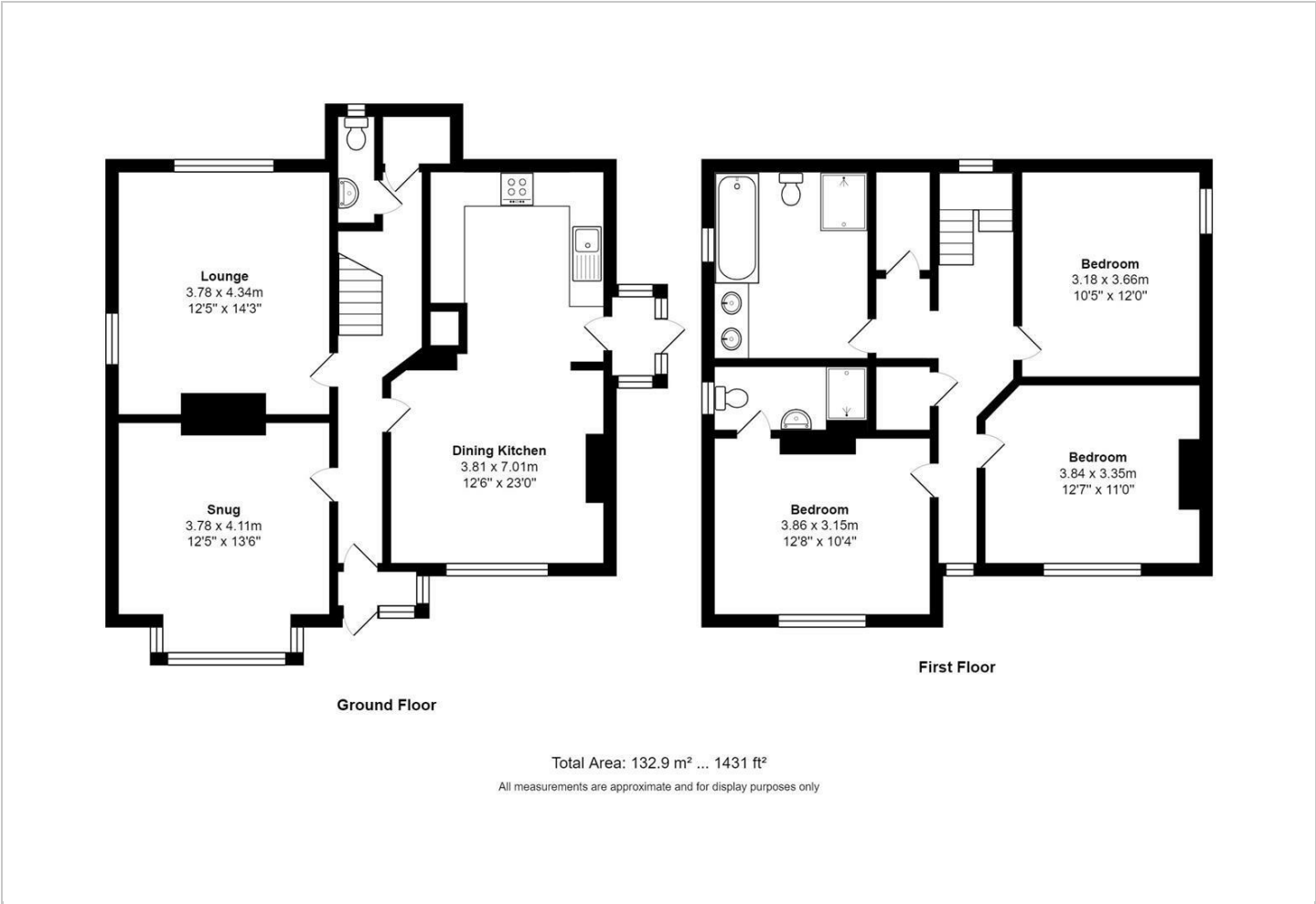
Hybrid Map



Terrain Map



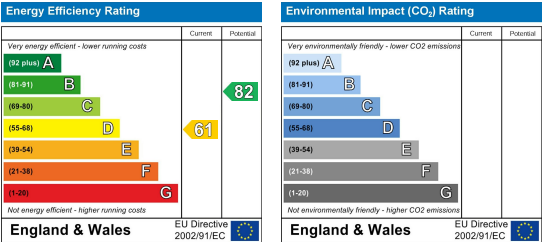
Floor Plan



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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