



Stoneacre  
Properties



## The Quarry

Leeds, LS17 7NH

£395,000





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## Entrance

Entering the property you are welcomed in to the spacious entrance hallway which offers access to the lounge, dining room and kitchen.

## Lounge

Large formal lounge is laid to carpet with a large bay window that floods the room with natural light. Ample space is offered for seating.

## Dining Room

A generous sized dining room is laid to carpet and boasts a feature fireplace, as well as French doors to the rear garden. There is great potential to knock through into the kitchen and create an open plan kitchen/living/diner.

## Kitchen

Modern kitchen made up of white wall and base units with breakfast bar seating, plumbing for washing machine, freestanding oven/hob with extractor above and useful pantry cupboard that currently houses the fridge/freezer. Side door leads out to the gardens and driveway.

## Bedroom 1

First of two double bedrooms, a spacious room with fitted wardrobes and overlooks the rear garden.

## Bedroom 2

Second double bedroom with large bay window offering ample space for bedroom furniture.

## Bedroom 3

Third small double bedroom.

## Bathroom

Main house bathroom with shower over bath, vanity sink unit, and storage cupboard. Separate toilet.

## External

The property sits within a generous sized corner plot with well maintained gardens to the front, side and rear. A large driveway offers secure off street parking. Given the size of the plot there is excellent potential to further extend the property without compromising the overall garden space.





Road Map



Hybrid Map



Terrain Map



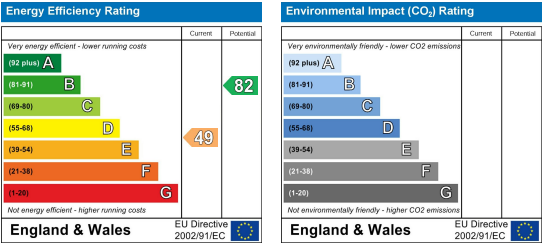
Floor Plan



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



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