



Stoneacre  
Properties



## Victoria Street

Leeds, LS7 4PA

£375,000



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## Lounge

13'1" x 12'3" (4 x 3.74)

Front door leads into the lounge/reception room. The lounge is finished with laminate flooring and comprises a feature fireplace.

## Kitchen/Diner

13'1" x 13'1" (4 x 4)

Accessed via the lounge, this modern kitchen/diner comprises an array of integrated appliances including oven, gas hob with extractor above, dishwasher, integrated washer/dryer, undermounted sink, and finished with granite worktops. Fridge/freezer to be included with the sale. From kitchen/diner, access is offered down to the cellar, and out to the rear garden.

## Bedroom 1

13'1" x 12'3" (4 x 3.74)

The primary bedroom is a large double bedroom and is laid to carpet. The room offers ample space for a double bed and storage and features a built-in storage cupboard.

## Bedroom 4

7'8" x 10'4" (2.34 x 3.16)

Small double bedroom laid to carpet.

## Bedroom 2

12'5" x 12'3" (3.8 x 3.74)

Situated on the second floor of the property is this spacious double bedroom laid to carpet. The room features and exposed brick feature wall.

## Bedroom 3

12'5" x 11'5" (3.8 x 3.5)

Situated on the second floor of the property is this

spacious double bedroom laid to carpet. The room features an en-suite bathroom.

## Bathroom

The main house bathroom features shower over bath with glass shower screen, toilet and sink.

## External

Externally, the property boasts a secluded courtyard style rear garden with patio area. Mature shrubbery surrounding offers privacy from neighbouring houses.



## Road Map



## Hybrid Map



## Terrain Map



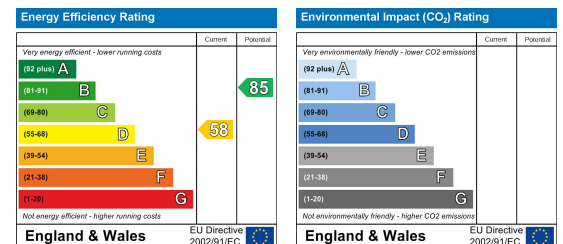
## Floor Plan



## 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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