



Stoneacre
Properties



Roxholme Terrace

Leeds, LS7 4JH

£320,000



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Entrance

The front door leads in to the Entrance Hallway which offers access to the Kitchen/Diner, Lounge and to upstairs.

Lounge

11'9" x 10'5" (3.6 x 3.2)

Cosy Lounge features a square bay window and a feature brick fireplace with wood burner and tiled hearth. The room is laid to carpet.

Kitchen/Diner

10'9" x 16'4" (3.3 x 5)

This large expansive Kitchen/Diner boasts a further bay window and offers ample space for a formal dining table and family seating area which houses a further feature wood burning stove. The Kitchen is made up of white shaker style wall and base units and comprises integrated and undermounted fridge and freezer, integrated dishwasher, integrated oven, gas hob with extractor above, sink with drainer, plumbing for washing machine and ample storage, all finished with butcher block worktops and a white tile backsplash. Access is offered out to the rear garden.

Master Bedroom

11'9" x 10'5" (3.6 x 3.2)

Generous sized double bedroom comprises bay window and feature fireplace.

Bedroom 2

8'0" x 10'9" (2.44 x 3.3)

Second bedroom can accommodate a double bed and is laid to carpet.

Bedroom 3

8'4" x 6'6" (2.56 x 2)

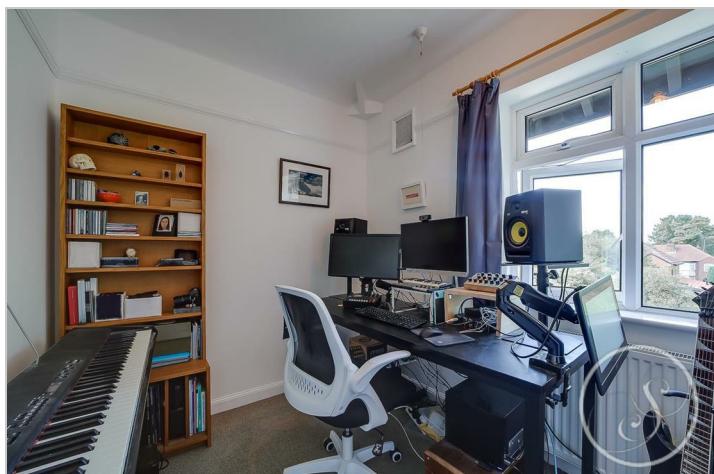
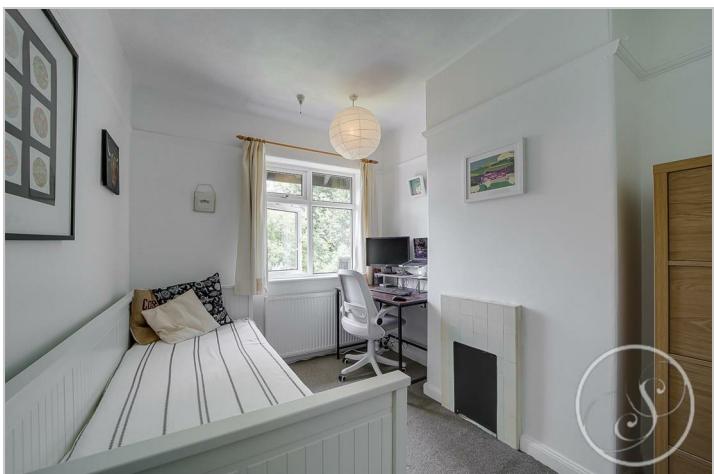
Third single bedroom is ideal for a nursery or home office.

Bathroom

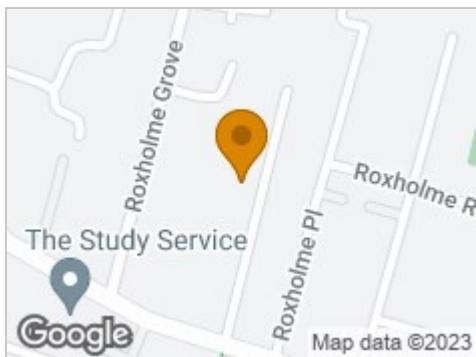
Bathroom comprises shower over bath, toilet and sink.

External

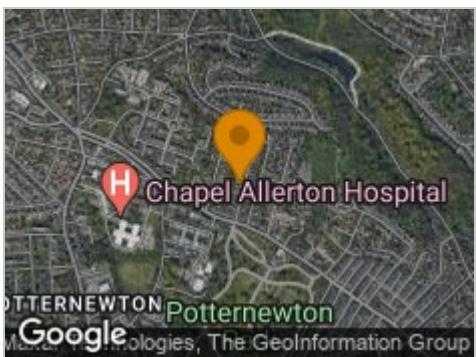
Externally, the property boasts a front garden and driveway that runs down the side of the house. To the rear is an extensive rear garden that has been landscaped. The garden is full of an array of trees and plants and mature shrubbery at the properties boundary offers privacy from neighbouring houses.



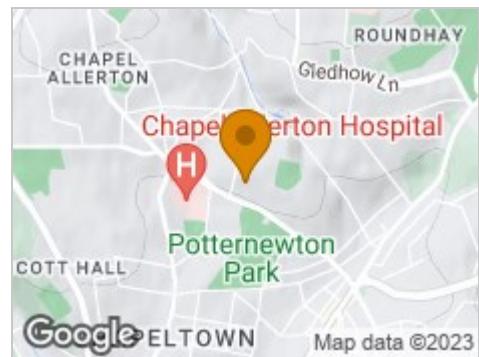
Road Map



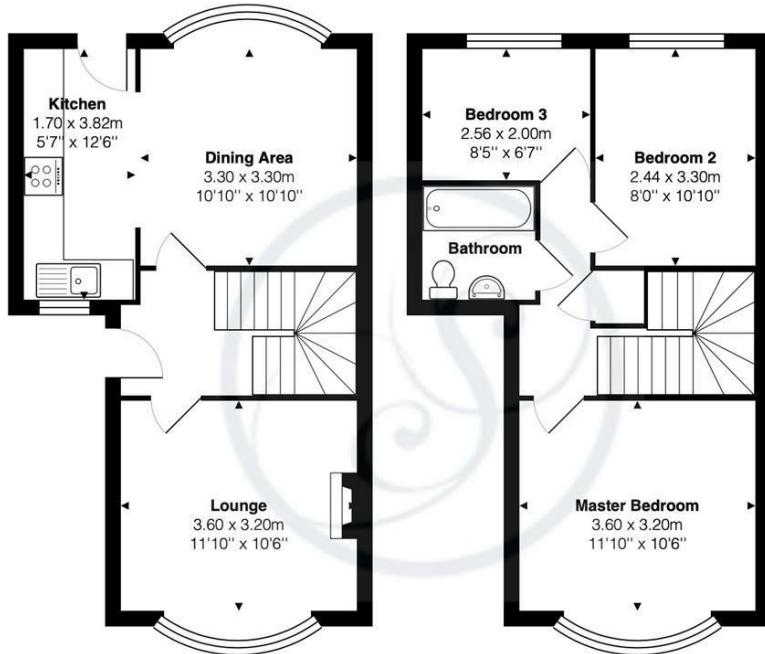
Hybrid Map



Terrain Map



Floor Plan



Roxholme Terrace, Chapeltown, LS7 4JH

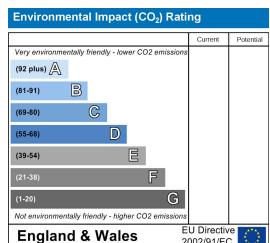
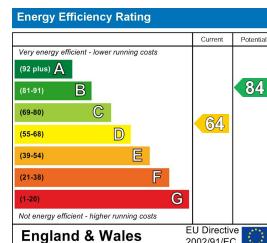
Total Area: 74.9 m² ... 807 ft²

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 firms employment has the authority to make or give any representation or warranty in respect of the property.