



Stoneacre  
Properties



## Chelwood Drive

Leeds, LS8 2AS

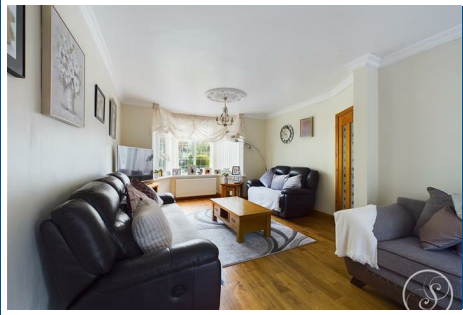
£468,000



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## Entrance

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

## Dining Room

Dining room is overly spacious and offers access through to the kitchen. Triple aspect windows to the front and side elevation of the property.

## Kitchen

Accessed via the dining room and from the hallway is this spacious kitchen made up of wall and base units, offering ample storage and includes integrated dishwasher, plumbing for washing machine and range cooker. The kitchen offers access out to the rear garden.

## Lounge

Superb sized lounge is bright and airy with window to the front elevation and French doors to the rear elevation. The room offers ample space for seating and opening up to the back garden is an ideal space for hosting and socialising.

## Bedroom 1

Large double bedroom with window to front elevation and en-suite bathroom.

## En-suite

Comprises walk in shower, floating vanity sink and toilet. Tiled.

## Bedroom 2

Second double bedroom offers ample space for a double bed and storage.

## Bedroom 3

Third double bedroom to the first floor boasts fitted storage and overlooks the garden.

## Bedroom 4

Single bedroom ideal for a home office or nursery.

## House Bathroom

The main bathroom is generous in size and comprises shower over bath, toilet and sink. Tiled.

## Bedroom 5

To the second floor is a dormer loft conversion housing a very large double bedroom complete with en-suite bathroom.

## Bedroom 5 En-suite

Tiled bathroom comprises shower over bath, toilet and sink.

## External

Externally, the property boasts a gated and large block paved front driveway able to hold multiple cars, and a front garden laid to lawn. Side access is offered to the rear garden which has recently been landscaped with a large patio area and garden laid to lawn, and summerhouse at the bottom of the garden.

## Auctioneer Comments

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender

before bidding.

A Buyer Information Pack is provided. The winning bidder will pay £300.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.50% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

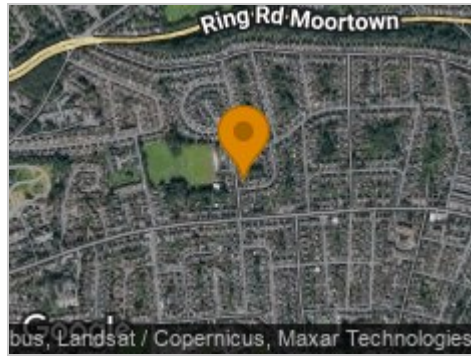
Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.



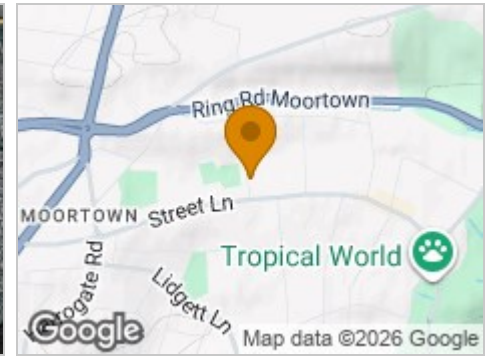
## Road Map



## Hybrid Map



## Terrain Map



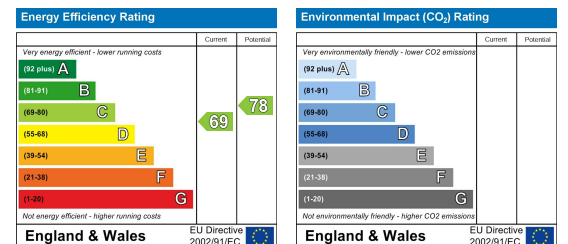
## Floor Plan



## 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



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.