



1 St Mary's Park Approach Leeds



4 Bedroom House - Detached £365,000

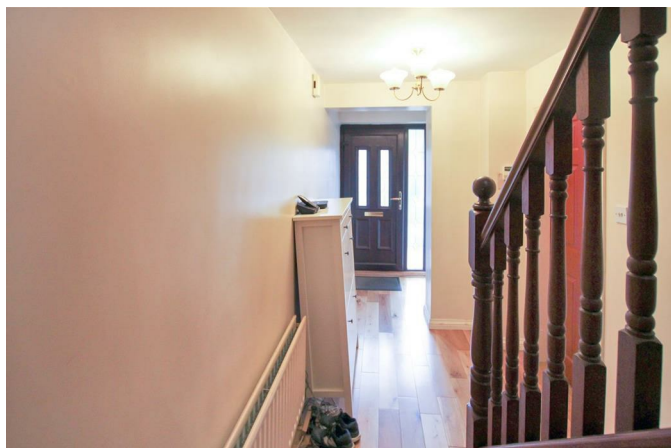
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1 St Mary's Park Approach, Upper Armley, Leeds, West Yorkshire, LS12 3UZ

Entrance Hallway:



Access via a part glazed UPVC front entrance door, solid wood oak floor, central heating radiator, stairs to the first floor

Living Room:



Double glazed window to the front elevation, central heating radiator, fire surround, coal effect gas fire, solid wood oak floor

Dining Room:



Central heating radiator, solid wood oak floor, sliding patio doors leading to the conservatory

Conservatory:



Tiled floor, central heating radiator, UPVC part glazed door leading to the rear garden

Fitted Kitchen:



A range of wall, drawer and base units, complimentary work surfaces, under unit lighting, built in oven, four ring gas hob, stainless steel sink and drainer with a mixer tap, tiled floor, under stairs storage cupboard, double glazed window to the rear elevation

Utility Room:



Plumbing for a washing machine, space for a dryer, stainless steel sink and drainer, central heating radiator, UPVC part glazed door leading to the rear garden

Family Room:



Double glazed window to the front elevation, central heating radiator, solid wood oak floor

Downstairs Cloakroom / WC:



A two piece suite comprising of a wash basin and WC, double glazed window to the front elevation, central heating radiator

TO THE FIRST FLOOR:

Landing:

Storage cupboard, access to the loft space

Bedroom One:



Double glazed window to the front elevation, central heating radiator, fitted wardrobes

En-Suite:



A three piece suite comprising of a shower cubicle with an instant shower, a wash basin and a WC, tiled floor, a chrome ladder style radiator, tiled floor

Bedroom Two:

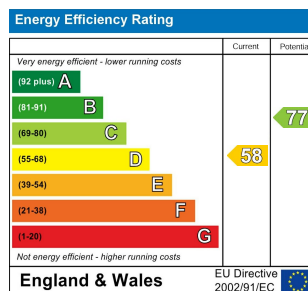


Double glazed window to the rear elevation, central heating radiator

Bedroom Three:



Double glazed window to the rear elevation, central heating radiator



Floor Plan



Ground Floor
Approx. 84.47 sqm.
(909.22 sqft.)



First Floor
Approx. 59.08 sqm.
(635.93 sqft.)