



Stoneacre  
Properties



## Alderton Place

Leeds, LS17 5LL

£235,000



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Property is non-standard construction.

## Entrance

Entering the property you are welcomed into a good sized hallway which offers access to the kitchen/utility room and lounge.

## Kitchen

From the hallway access is offered to the modern fitted kitchen complete with electric hob, integrated oven and ample storage.

## Utility room

Accessed from the kitchen, the utility room boasts too spacious storage cupboards, a downstairs WC and offers side access to the driveway.

## Downstairs WC

Comprising toilet and sink.

## Lounge/diner

Modern and spacious lounge and dining area with patio doors offering access to the rear garden.

## Landing

The landing is fully laid to carpet and access is offered to the three bedrooms and house bathroom.

## Bedroom 1

Good sized double bedroom laid to carpet overlooking the front garden.

## Bedroom 2

The second double bedroom is laid to carpet and overlooks the rear garden.

## Bedroom 3

The third single bedroom is laid to carpet and offers

space to be used as a bedroom or office space for homeworking.

## Bathroom

This fully tiled 3-piece bathroom is accessed via the landing and comprises toilet, shower over bath with glass shower screen and sink.

## Garage

This large and versatile garage is ideal for storage or car parking.

## External

Externally the property consists of front and rear gardens both laid to lawn, driveway and garage.



## Road Map



## Hybrid Map



## Terrain Map



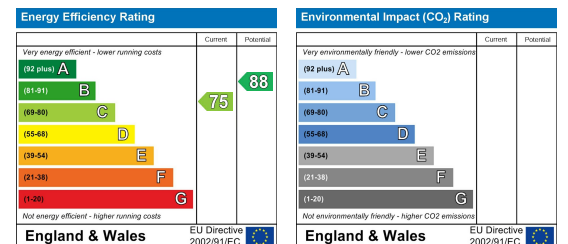
## Floor Plan



## 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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