



Stoneacre  
Properties



## Norfolk Gardens

Leeds, LS7 4PP

£475,000





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## Entrance

Entering the property you are welcomed into the glass entrance porch which seamlessly continues through into the main hallway. The glass porch helps flood the hallway with natural light.

## Lounge

Large formal lounge offers ample space for seating, a feature fireplace, and bay window to the front elevation of the property.

## w/c

Comprising toilet and sink.

## Kitchen/Diner

Superb open plan space feels bright and airy and offers a generous space for a dining area. The kitchen is made up of wall and base units and offers space/plumbing for washing machine and dishwasher and features a range cooker. The kitchen/diner opens up to the rear garden via 3-pane bifold doors.

## Landing

You are brought up to the first floor via a wonderfully unique staircase which further exemplifies the houses character.

## Primary Bedroom

The primary bedroom is situated to the second floor of the property, A large double bedroom is laid to carpet and offers an abundance of storage space. This bedroom offers the potential to extend or add a new dormer and incorporate an en-suite bathroom into the bedroom (subject to any planning)

## Bedroom 2

Second large double bedroom is laid to carpet.

## Bedroom 3

Third large double bedroom again laid to carpet.

## Bedroom 4

Single bedroom also ideal for a home office as it is currently used.

## Bathroom

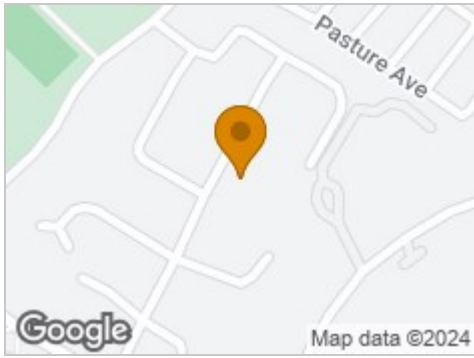
Large house bathroom comprises shower over bath, toilet and sink and houses the boiler. The bathroom offers potential to fit a 4-piece suite.

## External

Externally, the property boasts a driveway and a South facing front garden which is wonderfully private which allows it to be regularly used as an external sitting area. To the rear is a private walled garden primarily decked, with an area for plants and a large out building which is insulated to the floor and ceiling, and has its own water and electric supply making it a very usable out building.



## Road Map



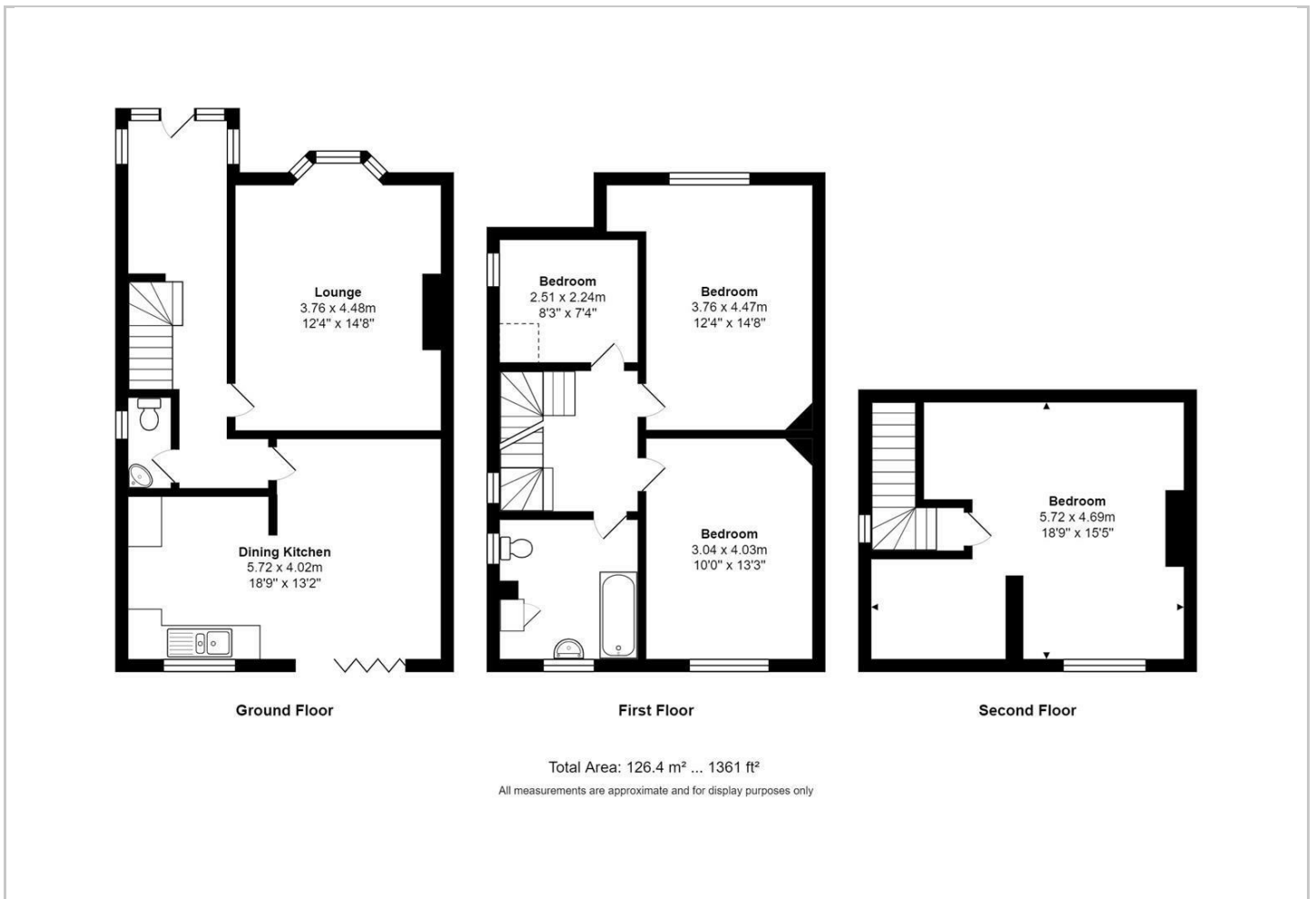
## Hybrid Map



## Terrain Map



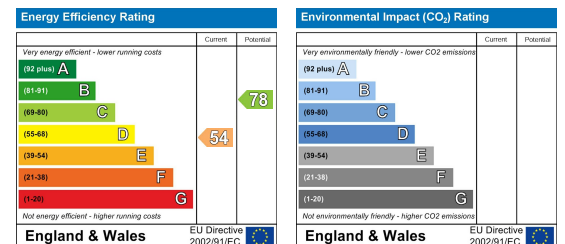
## Floor Plan



## 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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