



Stoneacre  
Properties



## Oakwell Crescent

Leeds, LS8 4AF

£625,000



# Oakwell Crescent

Leeds, LS8 4AF

£625,000



## Entrance

Entering the property you are welcomed into the tiled entrance porch with space for shoe and coat storage. Leads through to the entrance hallway. Hallway offers access throughout the ground floor with under stairs storage cupboard.

## Lounge

Large formal lounge is laid to carpet with feature gas fireplace, large bay window with electric curtains and period features including picture rails, coving and ceiling rose. The lounge offers ample space for seating and offers a more cozy intimate living space.

## W/C

Comprising toilet and sink.

## Kitchen/Living/Diner

The heart of this home is this superb open plan living space. Starting with the sitting area complete with log burner it leads to the dining area which seamlessly runs into the kitchen. This space is ideal for hosting and socialising allowing people to gather yet allowing some element of separation. The kitchen is made up of wall, base and larder units and comprises integrated double oven, gas hob with extractor above, dishwasher, microwave, wine fridge, undermounted sink, space for fridge/freezer all finished with granite worktops. Kitchen/living/diner leads through to sunroom, and rear door leads out to garden.

## Sunroom

Bright and airy sunroom makes the most of the wonderful garden with panoramic windows and French doors out to the decking.

## Bedroom 1

Large double bedroom is laid to carpet with large bay window and fitted wardrobes.

## Bedroom 2

Second double bedroom laid to carpet with views out over the garden.

## Bedroom 3

Third double bedroom to the first floor, laid to carpet and overlooking the garden.

## Bedroom 4

Single bedroom also ideal for a home office.

## Bathroom

Main house bathroom is a 4-piece suite with walk in shower, bath, toilet and sink.

## Bedroom 5

Situated to the second floor, a double bedroom laid to carpet. Potential to further develop the loft space with the addition of a dormer (STP). Potential to create a large primary suite.

## Garage

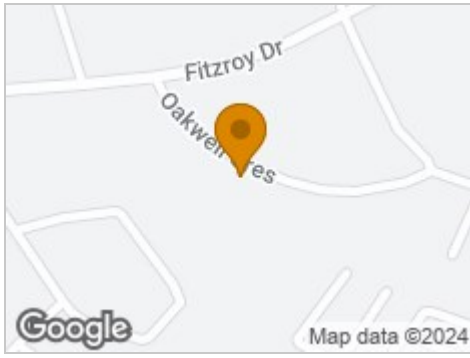
Ideal for storage with its own electric supply.

## External

To the front of the property is a large block paved driveway. Side access offers access to the garage and rear of the property. To the rear of the property is an extensive south facing garden. To the rear of the property is a raised decked seating area with fish pond which leads down to the lawned garden. The garden is interwoven with mature plants and shrubbery. To the far end of the garden is a hidden garden with fruit trees, planters for veg and green house. The property must be seen to appreciate the true size of the garden.



## Road Map



## Hybrid Map



## Terrain Map



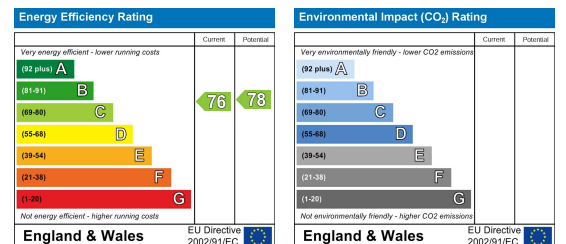
## Floor Plan



## 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.