



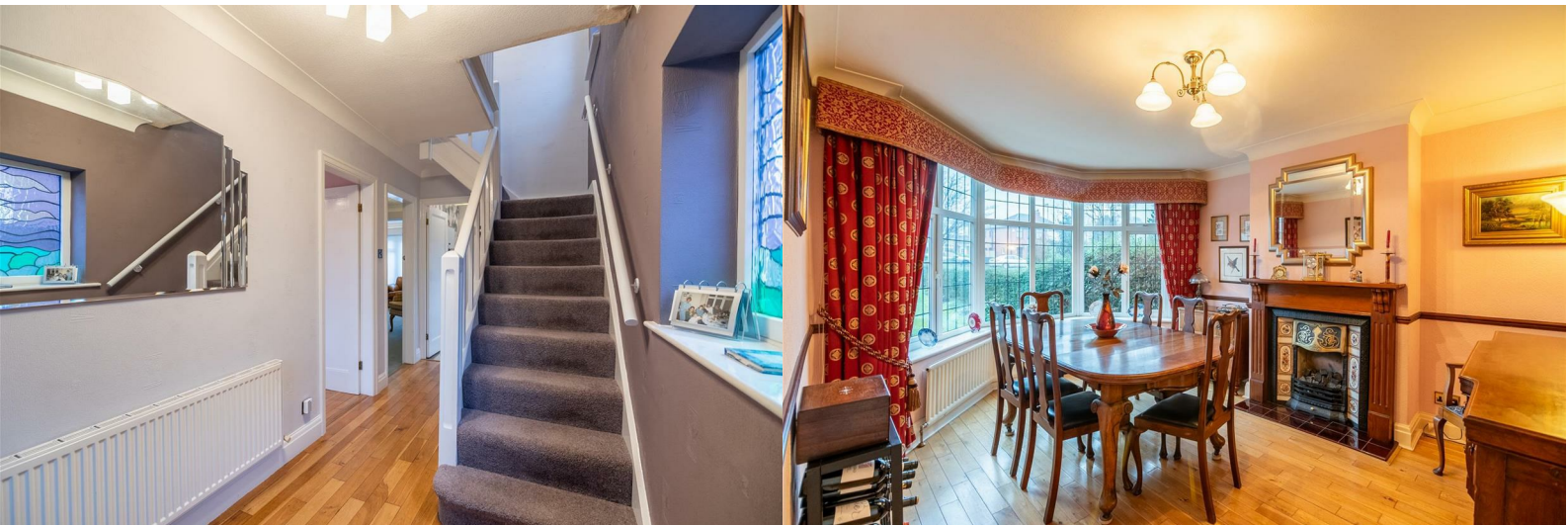
Stoneacre
Properties



Far Moss

Leeds, LS17 7NR

Offers Over £450,000



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Entrance

Entering the property you are welcomed into the open entrance hallway which offers access throughout the ground floor of the property. The hallway boasts some wonderful features including stained glass windows.

Dining Room

Formal dining room is well presented and boasts bay window to the front elevation of the property, feature fireplace, picture rails and coving.

Lounge

Extended to the rear this large formal lounge offers ample space for seating and opens up to the rear garden via French doors. The room is laid to carpet. There is a wonderful opportunity to open up the kitchen and the lounge to create a superb open plan space that has already been extended to the rear.

Kitchen

Modern kitchen is made up of wall and base units and comprises an array of integrated appliances including fridge/freezer, double oven, electric hob with extractor above, undermounted sink, ample storage space, all finished with granite worktops. Side door offers access out to driveway and detached garage.

w/c

Comprising toilet and sink.

Bedroom 1

Large double bedroom is laid to carpet with wall to wall fitted wardrobes and bay window to the front elevation of the property.

Bedroom 2

Second spacious double bedroom is laid to carpet with fitted storage and offers wonderful views out across the garden.

Bedroom 3

Extended bedroom is now a great size with fitted storage and desk. Overlooks the rear garden.

Bathroom

Comprising walk in shower, bath and sink. Separate w/c.

Loft Space

Accessed via loft ladder from the first floor landing is this part converted loft space. With a dormer window, carpet and electrics, it could be further developed to create a legitimate fourth bedroom (STP).

External

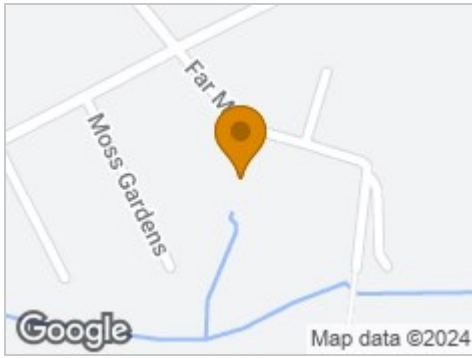
Externally, the property boasts a long block paved driveway that runs up to and down the side of the property up to the detached garage. The driveway is able to hold multiple cars, there is also an area laid to lawn to the front of the property. To the rear is a spacious garden with patio area that leads to lawned garden. There is also a well and outdoor storage areas including a workshop with its own electric supply which could be converted to a home office, or garden room.

Garage

Detached garage with electric supply and electric up and over door.



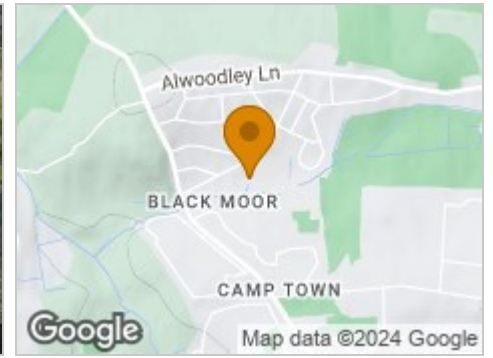
Road Map



Hybrid Map



Terrain Map



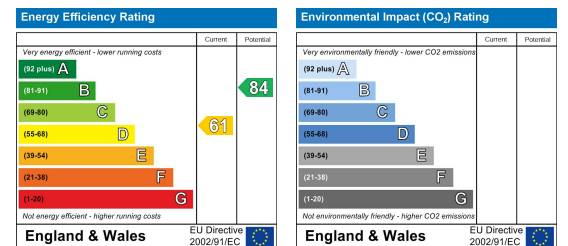
Floor Plan



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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