



Stoneacre  
Properties



## Talbot Fold

Leeds, LS8 1LU

£575,000





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## Entrance

Entering the property you are welcomed into the entrance hallway which leads through to the lounge.

## Lounge

Large formal lounge offers ample space for seating, is laid to carpet, with a feature fireplace and window to front elevation of the property. Double internal doors open up and lead through to the open plan living/dining area making this a wonderful space for hosting and socialising with a great flow.

## Living/Dining Area

Following the side extension the property was opened up to create this open plan living space. With a designated dining area which offers easy access to the kitchen, the dining area seamlessly runs into the living space which is ideal for a play area or second sitting room. French doors leads out to the garden and access is offered through to the sunroom.

## Sunroom

Third reception room offering panoramic views of the garden. Access out to the garden.

## Kitchen

Modern kitchen is made up of wall and base units and comprises integrated fridge/freezer, microwave, oven, gas hob with extractor above, dishwasher, 1.5 bowl sink with drainer, breakfast bar seating, ample storage all finished with wood worktops. The kitchen offers access to the w/c and integral garage as well as an external side door.

## w/c

Comprising toilet and sink.

## Garage

Integral garage houses combi boiler and is perfect for additional storage space.

## Bedroom 1

Spacious double bedroom laid to carpet with built in storage and en-suite bathroom.

## En-suite

Comprising shower, toilet and sink and underfloor heating.

## Bedroom 2

Second double bedroom laid to carpet overlooking the rear garden.

## Bedroom 3

Third double bedroom laid to carpet with built in storage.

## Bedroom 4

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

## Bathroom

Tiled main house bathroom boasts underfloor heating and comprises shower over bath, toilet and sink.

## External

Externally, to the front of the property is a double driveway that leads up to the garage as well as a lawned garden. To the rear is a spacious garden primarily laid to lawn with patio seating area. The garden is a real sun trap.



## Road Map



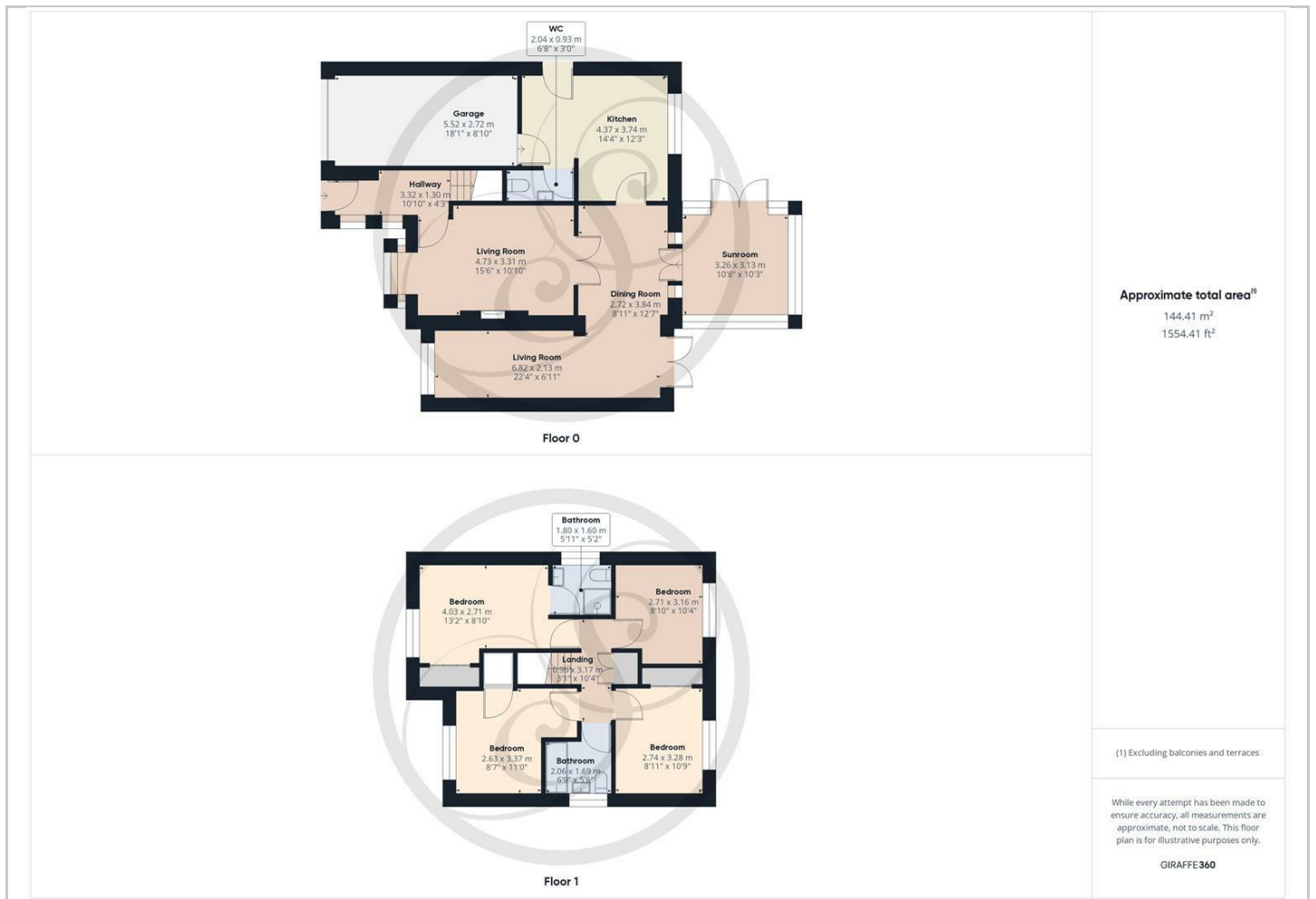
## Hybrid Map



## Terrain Map



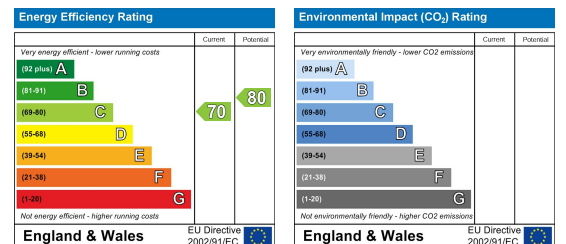
## Floor Plan



## 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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