



Stoneacre
Properties



Talbot Fold

Leeds, LS8 1LU

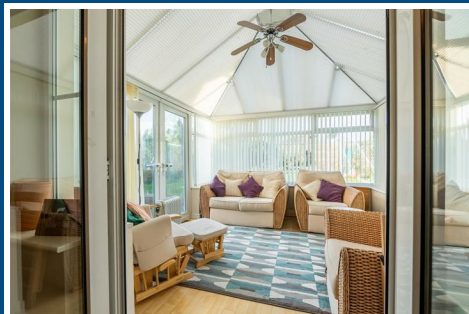
£560,000



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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

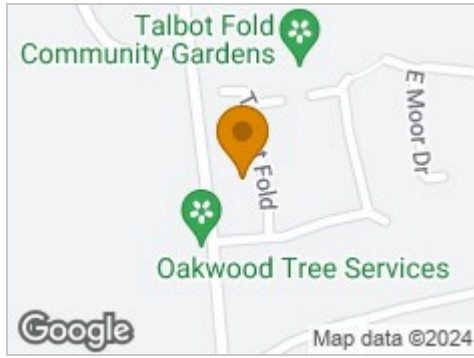
Tiled main house bathroom boasts underfloor heating and comprises shower over bath, toilet and sink.

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



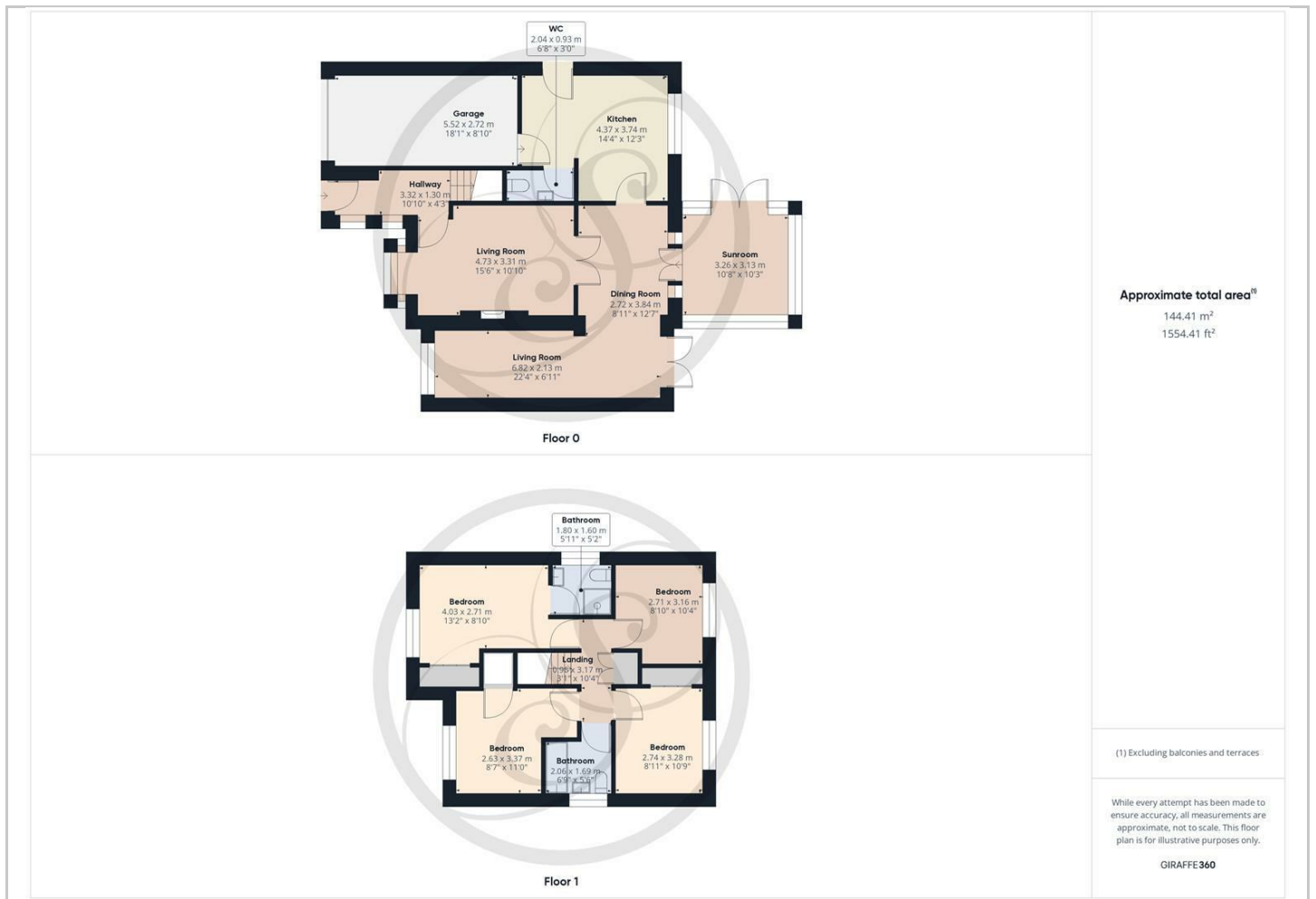
Hybrid Map



Terrain Map



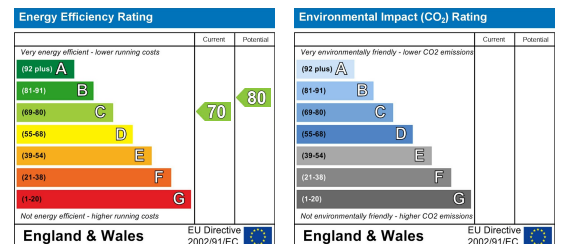
Floor Plan



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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