



Stoneacre  
Properties



## Bideford Avenue

Leeds, LS8 2AE

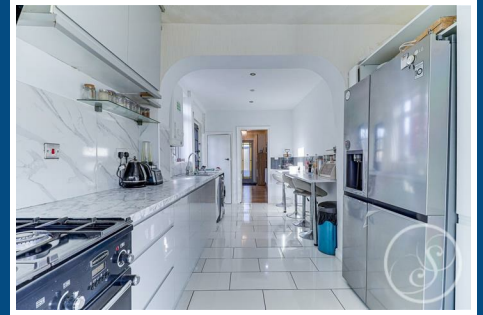
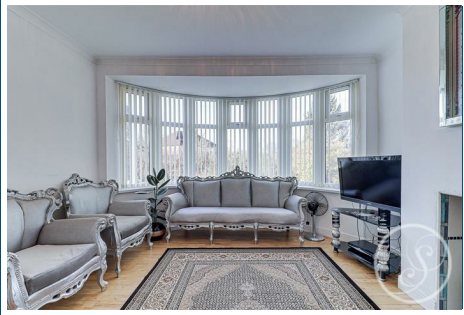
£525,000



# Bideford Avenue

Leeds, LS8 2AE

£525,000



## Entrance

Entering the property you are welcomed into the entrance hallway which offers access to the lounge, dining room and kitchen.

## Lounge

12'6" x 11'3" (3.82 x 3.44)

Large spacious bright and airy lounge is finished with laminate flooring a feature fireplace and bay window.

## Dining Room

11'9" x 14'6" (3.6 x 4.44)

Set up as a second living room but also perfect for a dining room, this spacious room offers access out to the rear garden via French doors and is finished with laminate flooring.

## Kitchen

9'2" x 22'6" (2.8 x 6.86)

Modern kitchen has recently been refurbished and is made up of wall and base units and comprises ample storage, plumbing for washing machine/dishwasher, 1.5 bowl stainless steel sink, range cooker, integrated microwave and breakfast bar seating. The room is tiled and offers access out to the rear garden.

## Primary Bedroom

12'3" x 14'6" (3.74 x 4.44)

The spacious primary bedroom overlooks the rear garden and is finished with laminate flooring and fitted storage.

## Bedroom 2

12'3" x 11'3" (3.74 x 3.44)

Large second bedroom is again finished with

laminate flooring and boasts fitted wardrobes. Large bay window to the front elevation of the property.

## Bedroom 3

9'2" x 10'10" (2.8 x 3.32)

Third double bedroom overlooking the rear garden.

## Bedroom 4

7'4" x 7'4" (2.26 x 2.26)

Single bedroom ideal for a home office.

## Bathroom

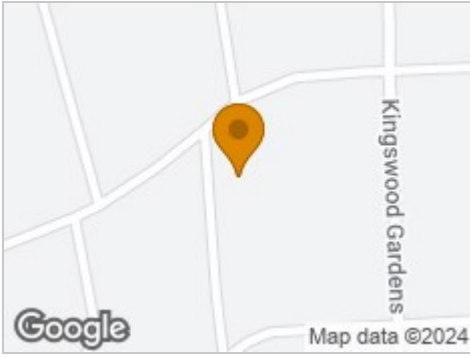
Tiled bathroom comprises walk in shower, toilet and sink.

## External

Externally, the property boasts an extensive overall plot with huge development opportunity. The rear garden is generous in size and features patio area and lawn. To the front of the property is a garden laid to lawn and driveway that leads up to the detached garage.



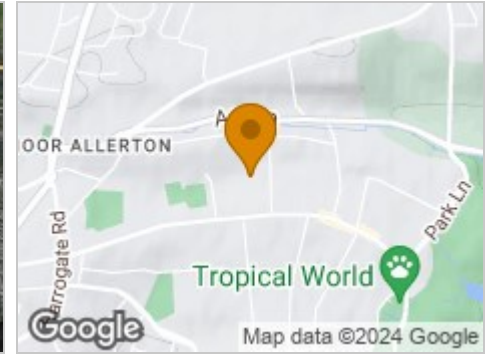
## Road Map



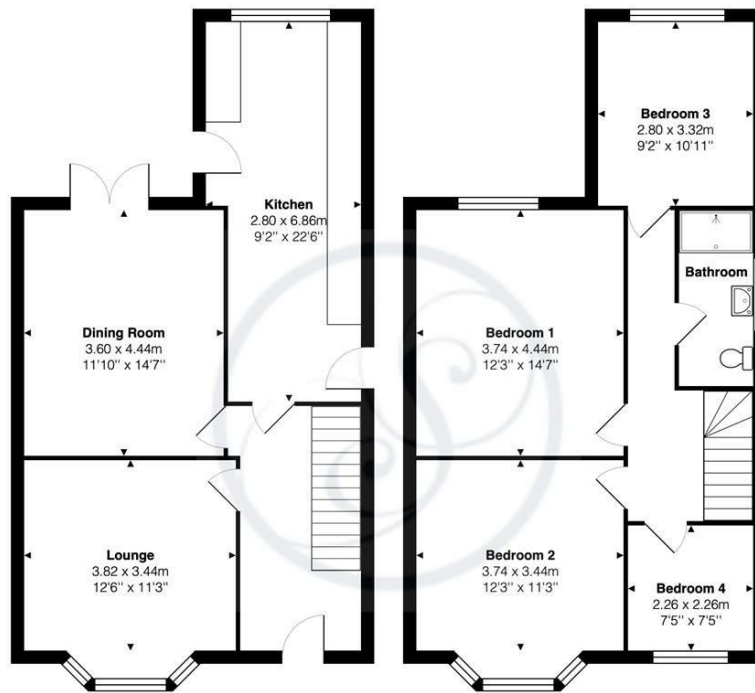
## Hybrid Map



## Terrain Map



## Floor Plan



Bideford Avenue, Moor Allerton, LS8 2AE

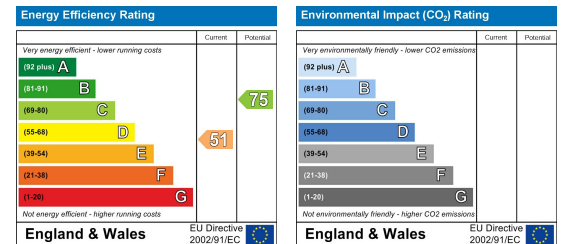
Total Area: 117.6 m<sup>2</sup> ... 1266 ft<sup>2</sup>

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows and rooms and any other items are approximate and no responsibility is taken for any errors, omissions or mis-statements.  
The plan is for illustrative purposes only and should be used as such.

## 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.