



Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	57
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

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We are also available for out of hours appointments.

The prestigious offices in Chapel Allerton (North Leeds) and Whitkirk (East Leeds) provide residential & commercial sales and lettings, full property management services, all aspects of commercial property, legal services and in-house mortgage advice and financial planning.

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- AVAILABLE: 29TH MAY!

Stoneacre Properties are proud to offer a stunning five-bedroom property on the 'West Wing' of Oakley House. With high ceilings (3 mtrs) throughout, ceiling roses, high skirting boards and coving the property offers a great deal of character and an attractive family home. A flagstone entrance hall leads into a utility room with WC, separate dining room currently used as a study room, spacious dining kitchen and a 20 sq mtrs lounge with French doors to the garden. To the first floor is the master bedroom complete with a Super King size four poster bed, two further double bedrooms, house bathroom with WC and a separate WC. The second floor has two double bedrooms one with kitchenette and ensuite. The cellar offers additional space currently used for storage, band practise, games room and workshop. The total built area of the house is almost 324sq.M. There is a large lawn at the front of the property and to the back a well maintained (40 years organic) garden with productive apples, pears and soft fruits. To the front there is an established apple tree, plum, fig, cherries and a rare white mulberry. The shared driveway leads to parking for two cars. The letting also covers also the cost of fast fibre Internet connection with good WiFi coverage. Viewings are highly recommended to avoid disappointment. Please call 0113 237 0999 to book your appointment. Available 29th May!

