



Stoneacre
Properties



Barthorpe Avenue

Leeds, LS17 5PF

£435,000



Barthorpe Avenue

Leeds, LS17 5PF

£435,000



Entrance

Entering the property you are welcomed in to the open entrance hallway. A tiled floor seamlessly runs from the hallway through into the kitchen/diner. An oak and glass stair case leads up the first floor, and access to the lounge is offered from the hallway.

Lounge

Large formal lounge is laid to carpet with large window to front elevation of the property. The lounge boasts a media wall ready for TV, and comprises a feature electric fireplace. Ample space is offered for seating.

w/c

Comprising toilet and sink.

Kitchen/Diner

This is the real heart of this home. a wonderful open plan space that leads on from the entrance hallway. The high end kitchen is made up of gloss wall and base units and comprises an array of integrated appliances including, AEG double oven, AEG induction hob with extractor above, AEG washing machine, dishwasher, fridge/freezer, boiling water tap, and an abundance of storage that runs around the perimeter of the kitchen. The kitchen is finished with quartz worktops and breakfast bar seating. A formal dining area is offered and a further media wall is featured in the kitchen/diner, ready for TV. French doors lead out to the raised patio and onto the lawned garden.

Bedroom 1

Large double bedroom laid to carpet with fitted wardrobes overlooks the rear garden.

Bedroom 2

Second large double bedroom, again laid to carpet with fitted wardrobes.

Bedroom 3

Third bedroom, also ideal for a home office.

Bathroom

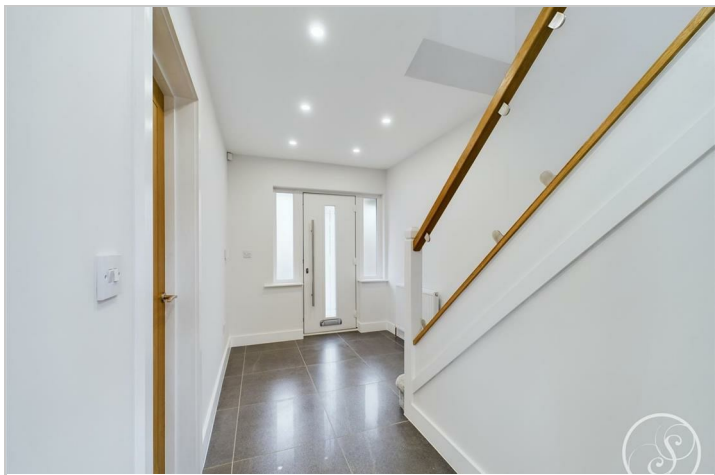
Part tiled, 4-piece bathroom boasts walk in shower, bath, toilet and sink.

Garage

Great external storage space. Garage has new roof, door and window.

External

Externally, the driveway runs from the front of the property down the side of the house to the garage. Newly tarmacked the driveway truly elevates the properties curb appeal alongside its newly landscaped front garden. To the rear of the property is a large garden with raised patio area and steps leading down to the lawned garden. The garden is south west facing so captures all the evening sun.



Road Map



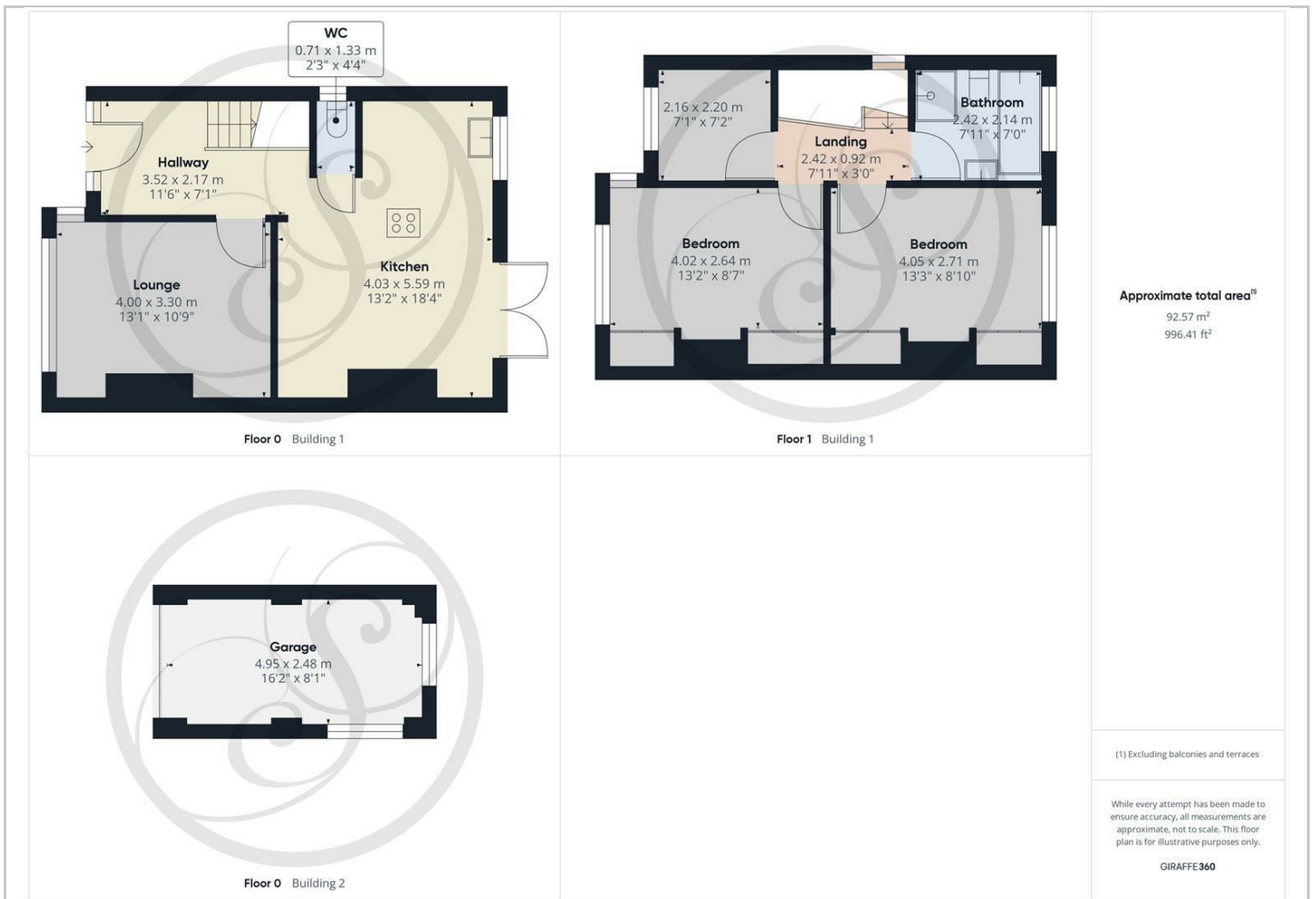
Hybrid Map



Terrain Map



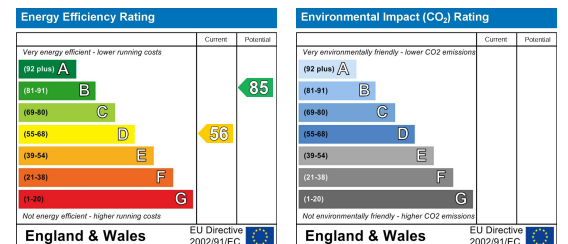
Floor Plan



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



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.

184 Harrogate Road, Leeds, West Yorkshire, LS7 4NZ

Tel: 0113 237 0999 Email: north@stoneacreproperties.co.uk <https://www.stoneacreproperties.co.uk>