



Stoneacre  
Properties



## Bankfield

Bardsey Leeds, LS17 9AP

Offers Over £675,000



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## Entrance

Entering the property you are welcomed into the spacious entrance hallway which offers access through the ground floor of the property.

## Lounge

Large formal lounge is laid to carpet with feature fireplace. Although not currently in use, internal double doors can lead through to what is currently the playroom.

## Cinema Room

A true luxury to have in your home! This wonderful cinema room is fully kitted out. With a 4K projector, 16x9 cinema screen, 16 speaker full Dolby Atmos system and tiered recliner seating, you can truly enjoy the cinema experience from the comfort of your home. The room is fully sound proofed so when in use it can't be heard from the rest of the house.

## w/c

Comprising toilet and sink and storage space.

## Playroom

Accessed via the kitchen/living/diner, a wonderful space that is very versatile and can be used to meet the new owners needs.

## Kitchen/Living/Diner

The heart of this home is the fantastic open plan living space. Flooded with natural light from the velux windows and French doors as well as boasting integrated speakers that continue out to the rear garden it has everything you need for hosting and socialising. The modern kitchen is made up of light grey handleless wall and base units and comprises

an array of integrated appliances including, dishwasher, wine fridge, double oven, gas hob with extractor above, a central island with breakfast bar seating, space for American style fridge/freezer, an abundance of storage space all finished with solid worktops. There is ample space for a dining area and the room continues round to the seating area. French doors lead out to the rear garden, a side door out to the side of the property, and access is offered to the utility room. This open plan space, continuing into the playroom is all air conditioned and is also complete with under floor heating.

## Utility

Comprising space for washing machine, tumble dryer, sink with drainer, and houses the smart home control panel.

## Bedroom 1

The large primary bedroom boasts its own dressing area that leads to en-suite. The bedroom also features a private balcony accessed via French doors and integrated speaker system.

## Bedroom 1 En-suite

Comprising shower, toilet and sink with underfloor heating and mirror with light.

## Bedroom 2

Secondary bedroom is a further spacious double bedroom laid to carpet with en-suite bathroom and fitted wardrobes.

## Bedroom 2 En-suite

Comprising shower, toilet and sink, mirror with light.

## Bedroom 3

Third spacious double bedroom laid to carpet with fitted wardrobes.

## Bedroom 4

Fourth double bedroom again laid to carpet.

## Bedroom 5

Single bedroom also ideal for a home office.

## Bathroom

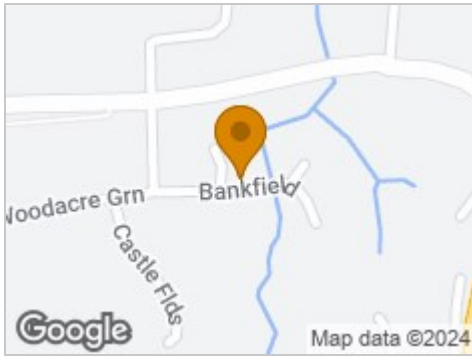
The main house bathroom comprises shower over bath, toilet, sink, mirror with light and underfloor heating. Integrated speaker system.

## External

Externally, to the front of the property is a block paved driveway for two cars. Side access to the rear. To the rear is a private garden laid to lawn with patio area. Externally mounted speakers in the garden are perfect for when hosting and socialising. Accessed via the kitchen/living/diner.



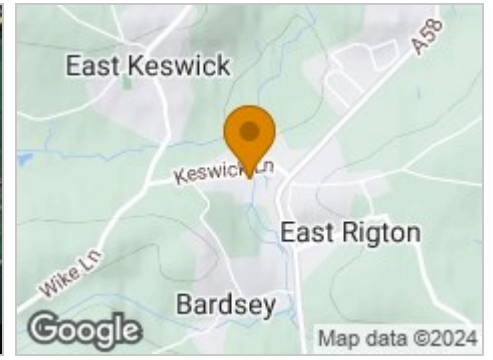
## Road Map



## Hybrid Map



## Terrain Map



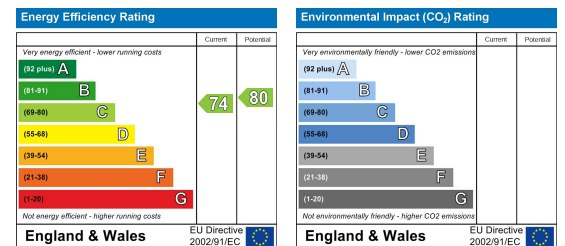
## Floor Plan



## 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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