



Stoneacre
Properties



Sandmoor Mews

Leeds, LS17 7SA

£545,000



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Entrance

Entering the property you are welcomed into the entrance hallway which offers access to the w/c, through to the lounge and dining room and there is also useful under stairs storage.

Lounge

Wonderful bright and airy lounge thanks to the large bay window to the front elevation of the property. Ample space is offered for a sitting area, and the lounge is seamlessly open to the dining room making it a great space for hosting and socialising.

Dining Room

A spacious room capable of holding up to 10 guests. Access is offered through to the conservatory and there is also a further under stairs cupboard accessed via the dining room.

Conservatory

A wonderful additional sitting space offering wonderful panoramic views out on to the garden. French doors leads out to the patio area which is a real suntrap in summer!

Kitchen

Modern kitchen made up of white wall and base units. The kitchen comprises an array of integrated appliances including double oven, fridge/freezer, dishwasher, electric hob, space for washing machine and tumble dryer, breakfast bar seating, all finished with sealed Corian work tops. Rear door offers access out to the garden.

Landing

Spacious landing with access to the loft, storage cupboard and all three bedrooms and the bathroom.

Bedroom 1

A large primary bedroom complete with an abundance of fitted wardrobes that run around the perimeter of the room, as well as a fitted dressing table. The room is laid to carpet.

Bedroom 2

Second spacious double bedroom laid to carpet with fitted wardrobes and views out over the rear garden.

Bedroom 3

Currently housing a single bed but also with built in desk and storage, this is the ideal home office space.

Bathroom

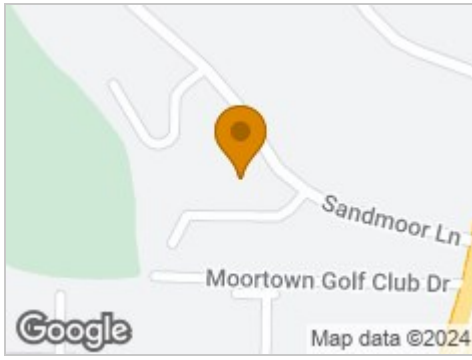
Large 4-piece suite with Jacuzzi style bath, walk in shower, toilet and sink, all finished with polished travertine tiles.

External

Externally, the property boasts a well presented front garden and path that leads up to the front door. To the front of the property is the garage which is ideal for those needing additional storage space, and parking is readily available. To the rear of the property is one of the properties main features, a beautifully presented and mature garden that offers wonderful privacy. The current owner has carefully nurtured the garden to what it is now and is a great space to sit out and enjoy the sun! To the rear of the garden is a greenhouse and shed with its own electric supply.



Road Map



Hybrid Map



Terrain Map



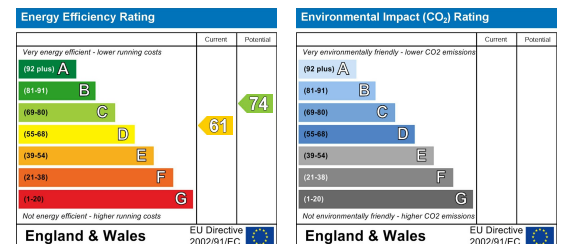
Floor Plan



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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