



Stoneacre  
Properties



## The Crescent

Adel Leeds, LS16 6AA

£975,000



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## Entrance

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

## Lounge

Formal lounge with large bay window to front elevation of the property.

## Games Room

Ideal for a kids play room or games room. Potential to knock through to open up the lounge.

## Dining Room

Accessed via double metal and glass doors the dining room is vast in size and offers space to accommodate up to 16 guests. The room boasts a log burner and internal double doors open up to the kitchen.

## Kitchen

Accessed via the hallway and the dining room is this show stopping kitchen! Sitting centrally this kitchen really is the heart of this family home. A high quality bespoke hand painted kitchen occupies a 40sqm footprint. Large floor to ceiling Fabco French doors lead out to the private patio area that leads on to the wider garden. The bespoke kitchen comprises a large central island with breakfast bar seating and houses the sink. The kitchen comprises an array of integrated appliances including dishwasher, fridge/freezer, microwave, range cooker and an abundance of storage space. The kitchen is complete with Quartz worktops and a log burner.

## Bathroom

The downstairs bathroom is a wonderful 4-piece

suite comprising walk in shower, polish nickel free standing bath, toilet and sink.

## Utility Room

Large utility room offers an abundance of fitted storage space.

## Garage

Half garage is ideal for storage space.

## Primary Suite

Situated to the second floor is this spacious primary bedroom. Laid to carpet the bedroom boasts fully fitted his and hers wardrobes as well as an en-suite bathroom. The en-suite comprising walk in shower, toilet and sink.

## Bedroom 2

Second double bedroom situated to the first floor is laid to carpet and is complete with fitted storage.

## Bedroom 3

Third bedroom laid to carpet with fitted storage.

## Bedroom 4

Fourth bedroom laid to carpet.

## House Bathroom

The main house bathroom comprises walk in shower, toilet and sink, and houses the boiler and water tank. The bathroom is complete with under floor heating.

## Landing

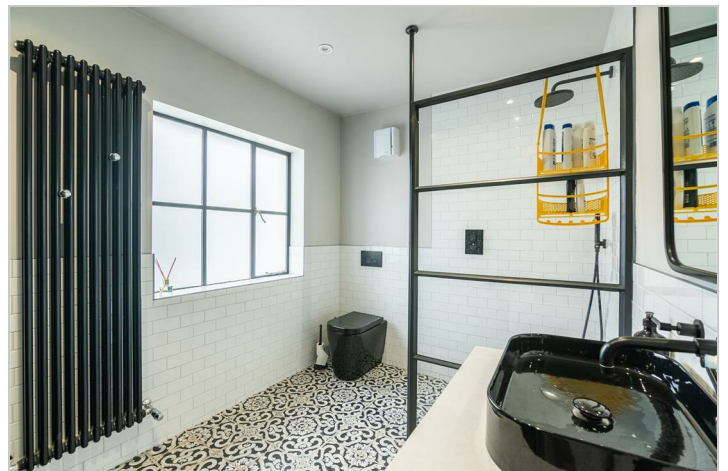
The first floor landing is also fitted with a desk and storage, making it ideal for a work from home or study space.

## External Entrance

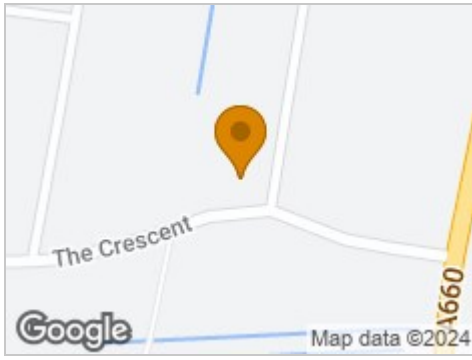
Electrically operated gates provide access to the property and open up to the driveway that runs up to the house.

## Gardens

Private and spacious rear garden is primarily laid to lawn with mature shrubbery that runs around the border of the property. A large patio area with pergola above is a wonderful space for hosting a socialising. A private patio area is situated outside the kitchen that continues round to main garden. A fixed gazebo also offers an additional sitting area. The space offered in the garden makes it a wonderful family garden.



## Road Map



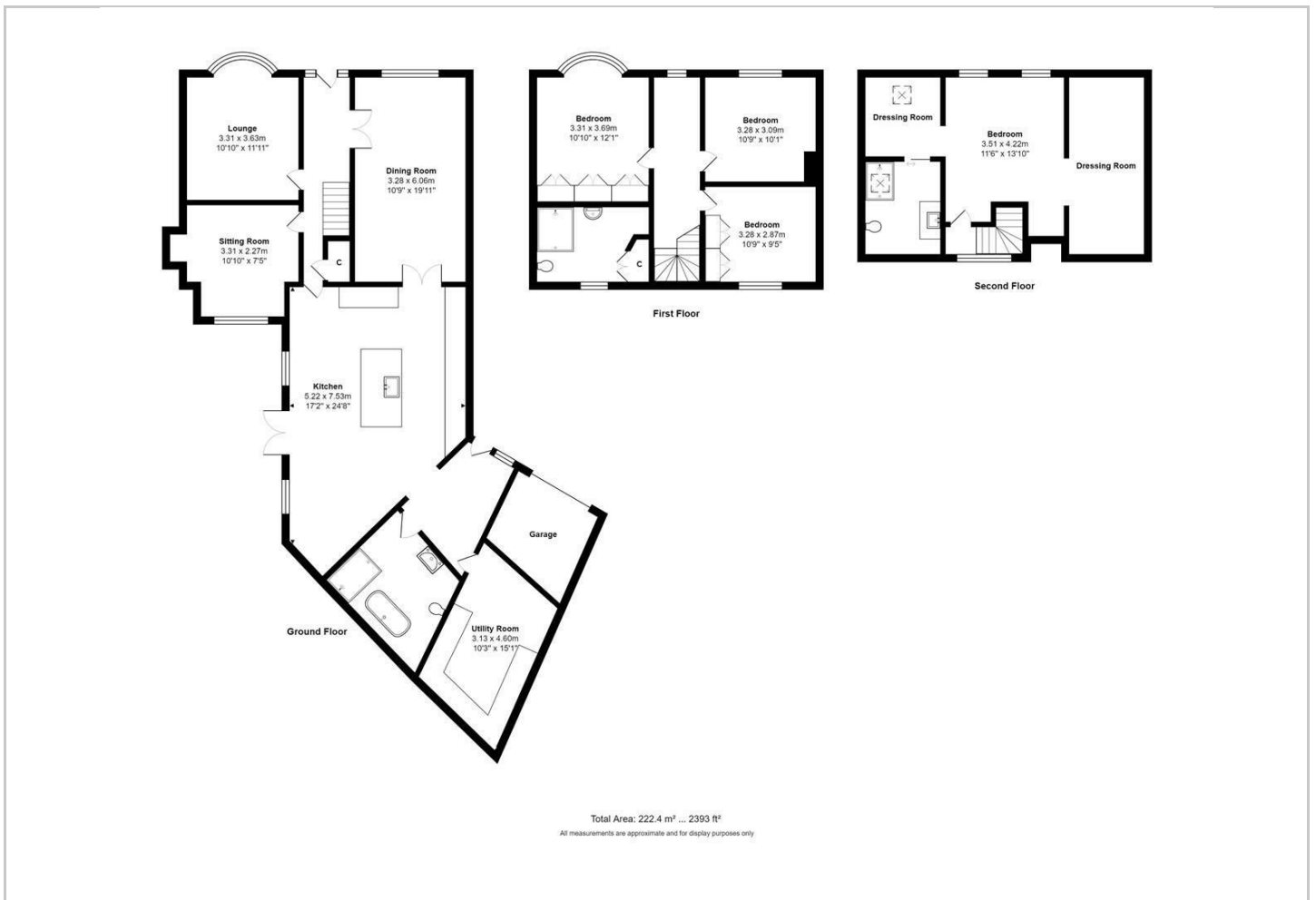
## Hybrid Map



## Terrain Map



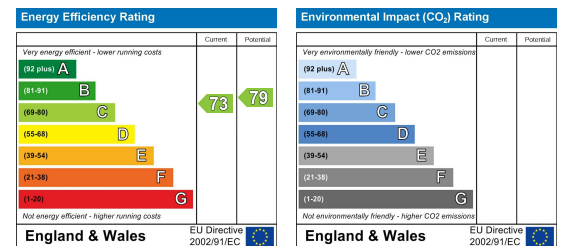
## Floor Plan



## 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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