



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

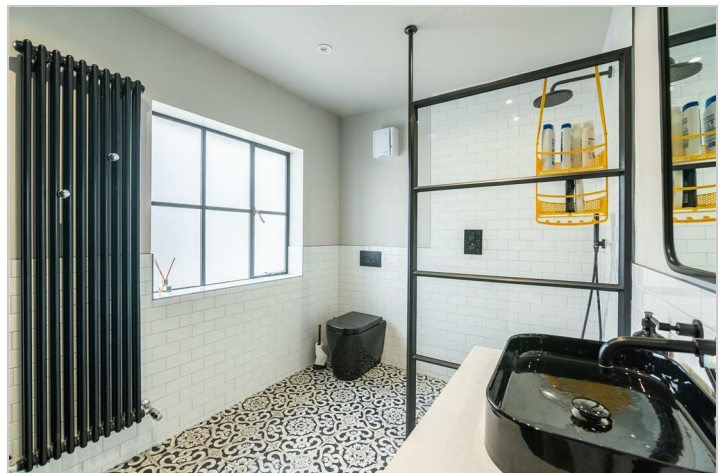
The first floor landing is also fitted with a desk and storage, making it ideal for a work from home or study space.

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.



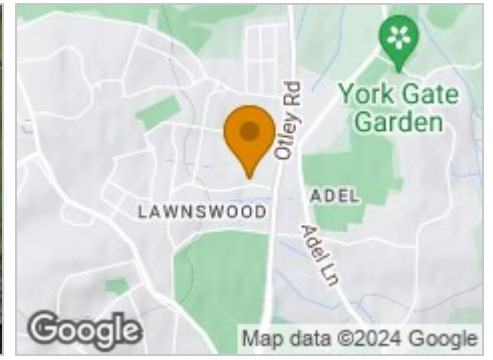
Road Map



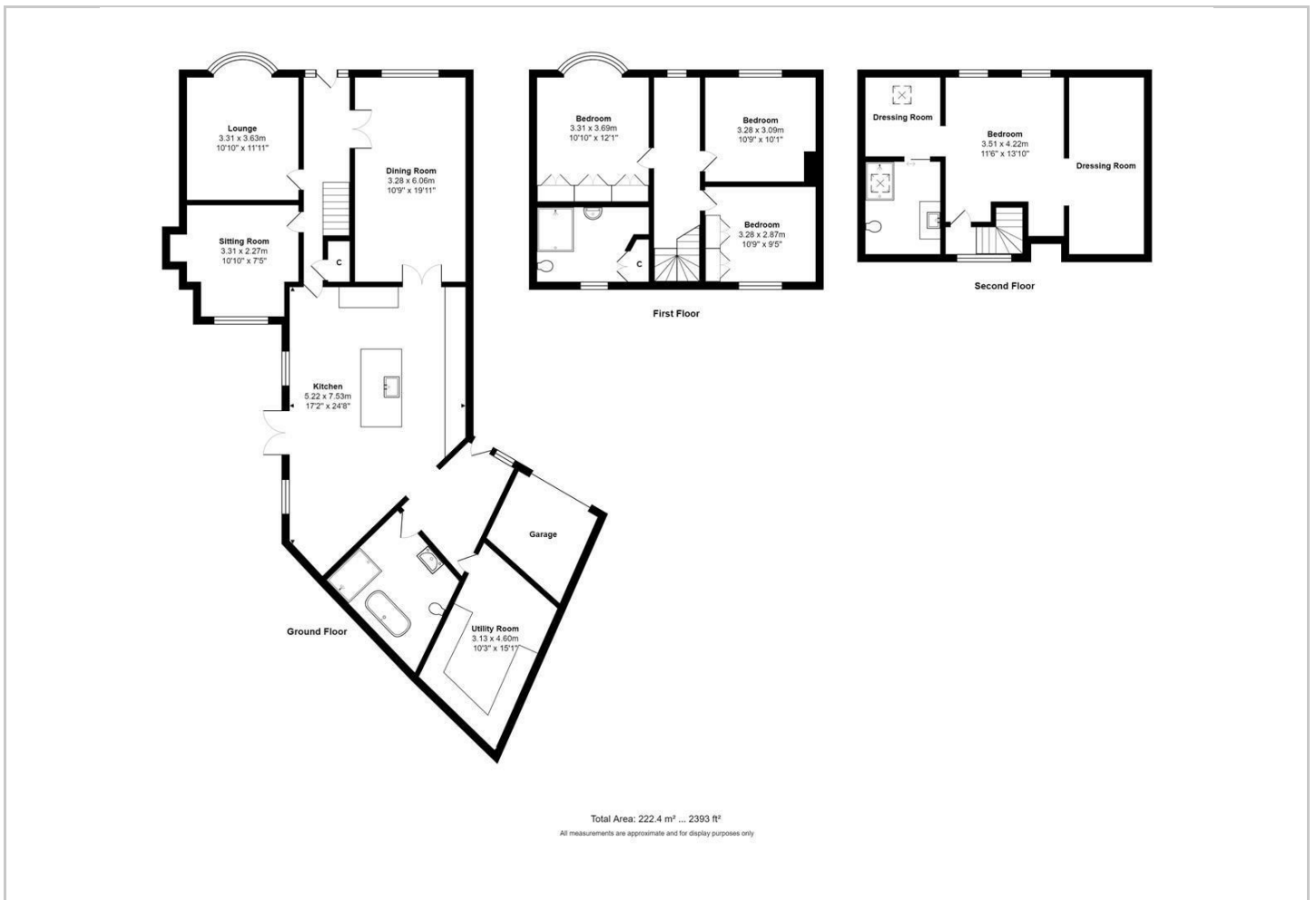
Hybrid Map



Terrain Map



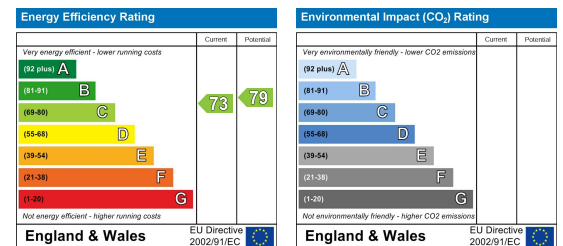
Floor Plan



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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