



Stoneacre  
Properties



## Buck Stone Avenue

Leeds, LS17 5HP

£395,000



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## Entrance

Entering the property you are welcomed into the entrance hallway offering access to the lounge, kitchen, dining room and bedroom 1.

## Lounge

Large spacious lounge offers ample space for seating and French doors open up to the rear decking and garden.

## Kitchen

Modern kitchen made up of wall and base units with an array of integrated appliances including double oven, gas hob, washing machine, fridge/freezer and dishwasher. Side door offers access out to the front and rear.

## Dining Room / Bedroom 3

Formal dining room can also be used as a third bedroom if required.

## Bedroom 1

Spacious primary bedroom with a wonderful outlook over the rear garden. The bedroom has its own access to the main house bathroom which is also accessed from the hallway.

## Bathroom

Jack and Jill style bathroom to the main bedroom and hallway. Tiled 4-piece bathroom with walk in shower, bath, toilet and sink.

## Bedroom 2

Second spacious double bedroom again overlooking the garden, complete with en-suite w/c.

## En-suite

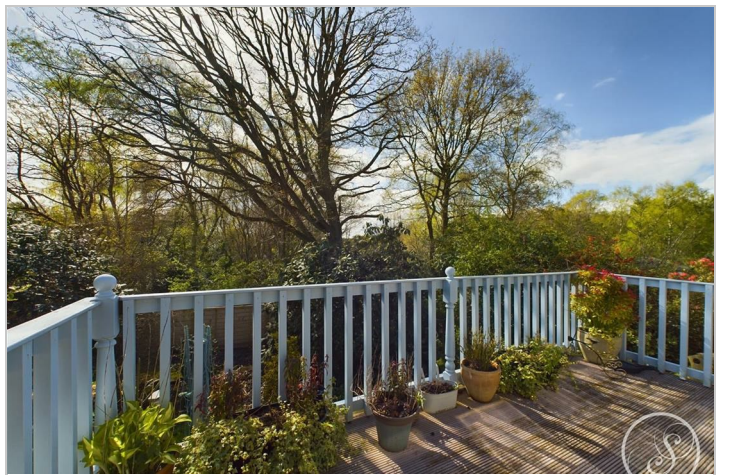
Comprising toilet and sink.

## Garage

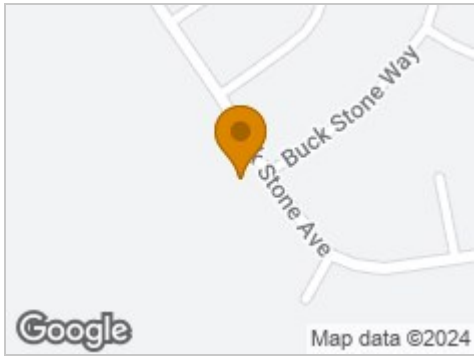
Single garage with manual up and over door house the combi boiler and is an ideal storage space.

## External

Externally, to the front of the property is a spacious driveway leading up to the garage and a garden laid to lawn with mature shrubbery offering privacy to the front of the property. Side access to the rear. To the rear is a spacious garden, part laid to lawn with shed and raised decked area. The outlook from the garden is wonderful and private and very peaceful with nothing but woodland behind.



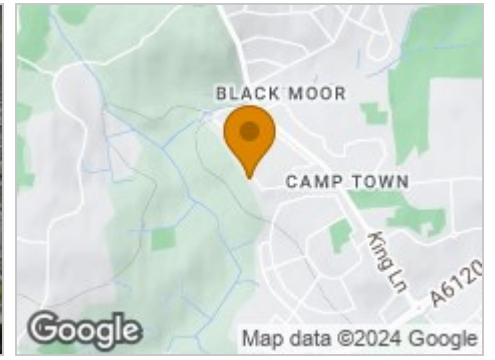
## Road Map



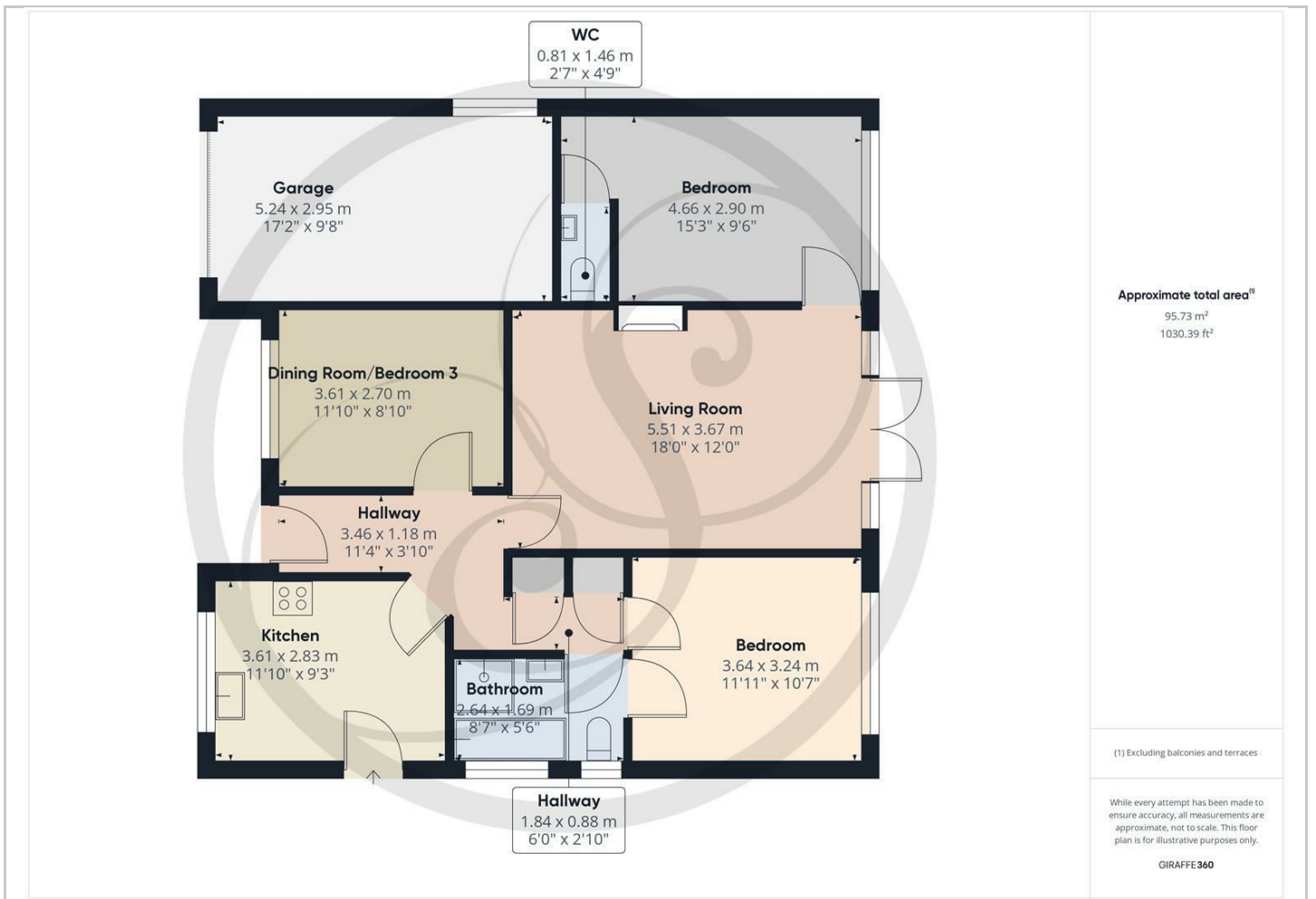
## Hybrid Map



## Terrain Map



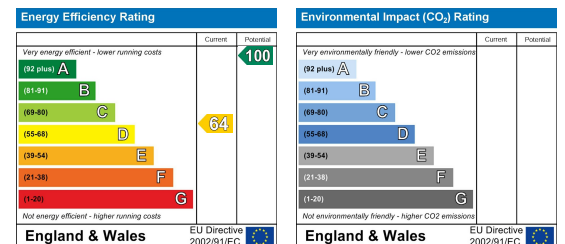
## Floor Plan



## 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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