



Stoneacre
Properties



Wrenbury Crescent

Leeds, LS16 7EG

£350,000



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Entrance

Entering the property you are welcomed into the kitchen which leads on to the hallway offering access to the lounge, kitchen, dining room, and bedroom.

Kitchen

Modern and newly installed kitchen is made up of grey wall and base units offering an abundance of storage space as well as freestanding oven with gas hob, and space for fridge/freezer and washing machine and dryer.

Lounge

Spacious formal lounge boasts a large window to the front elevation of the property flooding the room with natural light. The room is a wonderful space for hosting and socialising and boasts a Clock Blithfield dual burning stove, which is one of the best dual fuel burners available and helps create that cosy feel.

Dining Room / Bed 2

Generous sized room overlooks the garden and is currently used as the dining room but has the potential to be used as a bedroom if required.

Bedroom

The bedroom situated to the ground floor opens up to the rear garden via a sliding door and is also ideal as a home office.

Bathroom

Modern and stylish tiled bathroom offers a large walk in shower, toilet and Salgar floating vanity sink and back lit mirror.

Bedroom 1

Situated to the first floor is the primary bedroom laid to carpet with walk in wardrobe.

External

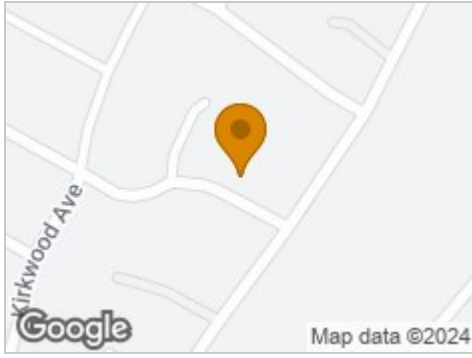
Externally, to the front of the property is a driveway that can hold 2/3 cars. Side access leads round to the rear with a newly fenced and turfed garden is presented. The garden is primarily laid to lawn and offers an immense amount of space perfect for families needing space for kids to play, and offering ample space for extending if desired.

Planning

Attached to this listing are a copy of approved plans to extend the property. The plans allow for a dormer extension, rear extension and annex to the rear. This home could be further expanded by the new owner.



Road Map



Hybrid Map



Terrain Map



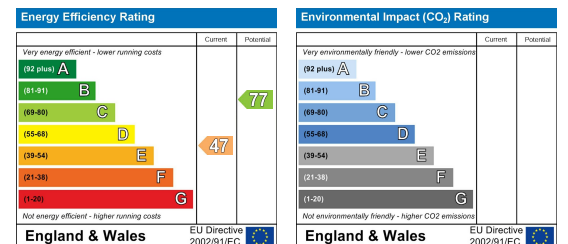
Floor Plan



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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