



Stoneacre
Properties



Sandmoor Avenue

Leeds, LS17 7DW

Offers Over £900,000



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Entrance

The properties grandeur hits as soon as you enter the property. With wonderful high ceilings, decorative detailing and built in shelving, the hallway offers access throughout the property.

Living Room

Spacious bright and airy living room offers an abundance of space for seating making a wonderful space for hosting and socialising. The living room leads on to sun room and out to the garden. Boasting a detailed feature fireplace, decorative cornicing and solid wood floors that run through from the hallway.

Dining Room

Formal dining room with triple aspect windows. There is potential to knock through the kitchen into the dining room to create a larger open plan kitchen/diner.

Kitchen

Made up of wall and base units with integrated appliances including double oven, fridge/freezer, gas hob with extractor above, dishwasher, and plumbing for washing machine. Side door leads to driveway.

Snug/Bedroom 3

Ideal sitting room/reading room or home office, but can also be used as a third bedroom. Sliding door leads out to the rear garden.

w/c

Guest w/c comprising toilet and sink.

Bedroom 1

The primary bedroom is vast in size, with built in

wall to wall wardrobes and dressing table. The bedroom boasts en-suite bathroom.

En-suite 1

4-piece suite comprising shower, bath, toilet and sink.

Bedroom 2

Second spacious double bedroom with fitted wardrobes and dressing table, again with en-suite bathroom.

En-suite 2

Comprising shower over bath, toilet and sink.

Garage

Detached double garage.

Loft

As shown on the floorplan, the loft is a vast space with max height of 2.86m. with a total of circa 1500 sqft, there is so much potential to extend the overall living space of the property, complete with window.

External

Large sweeping in and out driveway with lawn and mature shrubbery. To the rear a private and low maintenance garden.

A member of the Stoneacre team has a personal connection to the sale of this property.



Road Map



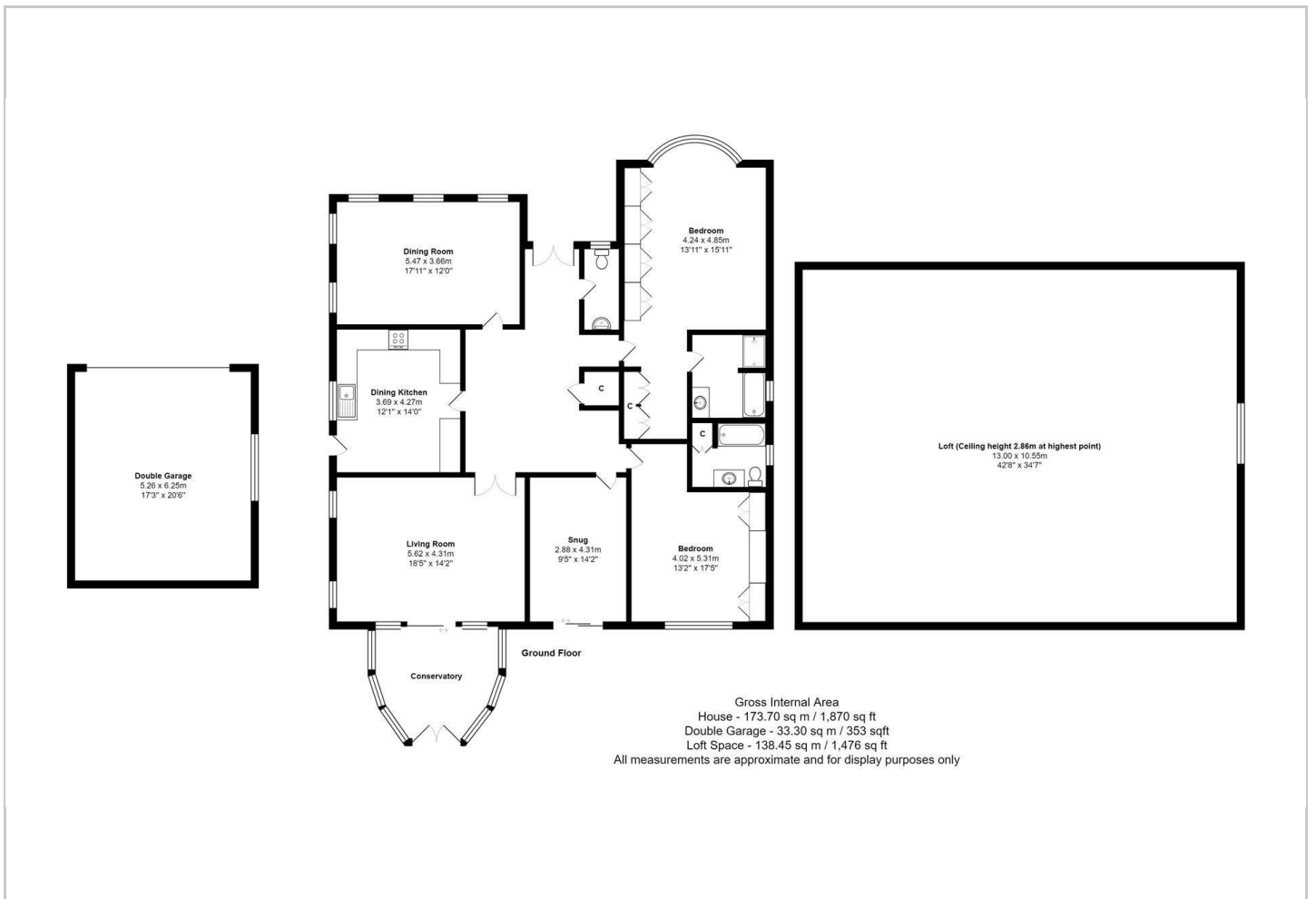
Hybrid Map



Terrain Map



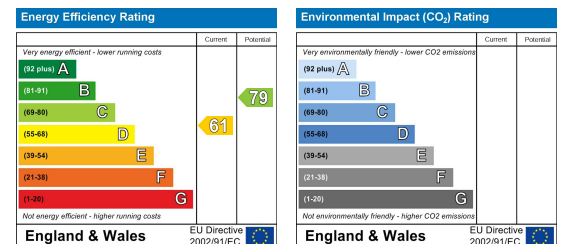
Floor Plan



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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