



Stoneacre
Properties



Gipton Wood Grove

Oakwood Leeds, LS8 2TG

£400,000



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Entrance

Entering the property you are welcomed into the entrance hallway offering access to the lounge and through to the open plan kitchen/living/diner.

Lounge

Spacious formal lounge offers ample space for seating with a large bay window to the front elevation of the property with decorative features including cornicing and ceiling rose and boasting a log burner. A wonderful cosy room.

Kitchen/Living/Diner

To the rear of the property is the open plan living space. With a modern kitchen made up of wall and base units including an array of integrated appliances including dishwasher, range cooker with gas hob with extractor above, sink with drainer and an abundance of storage space. The kitchen is open to the dining room which boasts additional storage space and a further log burner and runs seamlessly into the sun room overlooking the rear garden. This open plan space is wonderful for spending time together as a family and for hosting and socialising. Access is offered out to the rear garden.

Bedroom 1

A spacious double bedroom laid to carpet with feature decorative fireplace.

Bedroom 2

Second double bedroom overlooking the rear garden with built in storage.

Bedroom 3

Third single bedroom also ideal as a home office.

Bathroom

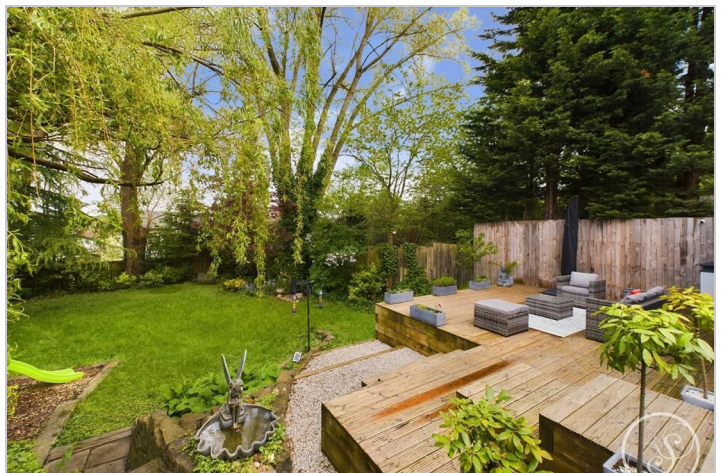
Main house bathroom with shower over bath, toilet and sink.

Outhouse

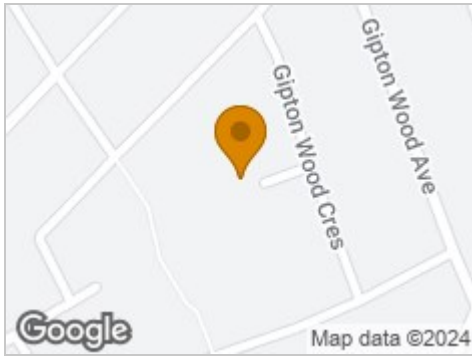
Accessed via the rear garden the outhouse is fully plumbed and with its own electric supply, is ideal as a utility room, or home office, or gym. The outhouse has a fully plumbed shower room with shower, toilet and sink, and would therefore make a good annex space.

External

To the front of the property is a driveway for two cars and a front garden. To the rear of the property is an expansive garden surrounded by mature trees and shrubbery. With a raised decked area overlooking the garden and stairs down to the main garden. The garden is primarily laid to lawn, with a wood barked play area and fenced 'fairy garden', this garden is ideal for families.



Road Map



Hybrid Map



Terrain Map



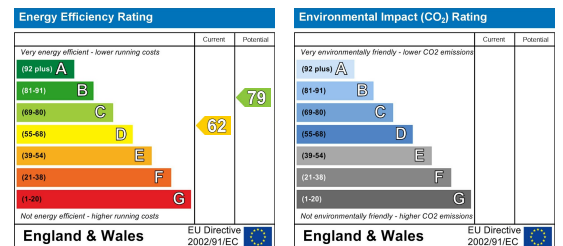
Floor Plan



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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