



Stoneacre  
Properties



## Spring Wood Crescent

Bramhope Leeds, LS16 9GF

£495,000



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## Entrance

Entering the property you are welcomed into the entrance hallway which offers access to the lounge, w/c, kitchen/diner and through to the integral garage.

## Lounge

Spacious formal lounge with ample space for seating and bay window to front elevation of the property.

## w/c

Comprising toilet and sink.

## Kitchen/Diner

Wonderful open plan living space, the modern kitchen is made up wall and base units and comprises an array of integrated appliances. Ample space is offered for a dining area, and French doors lead out to the rear garden.

## Utility Room

Accessed via the kitchen with side external door.

## Garage

Integral garage is a fantastic space for storage.

## Bedroom 1

Large double bedroom with en-suite shower room.

## En-suite

Comprising shower, toilet and sink.

## Bedroom 2

Second double bedroom.

## Bedroom 3

Third double bedroom.

## Bedroom 4

Single bedroom / home office.

## Bathroom

Shower over bath, toilet and sink.

## External

Double driveway leading up to garage. To the rear is a spacious garden laid to lawn with patio area.

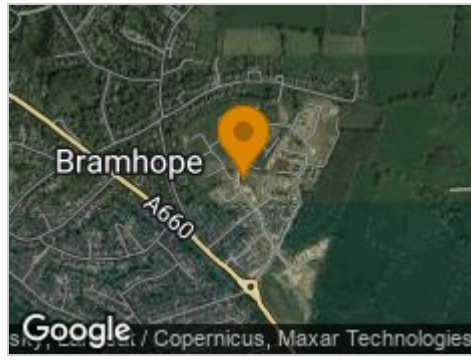




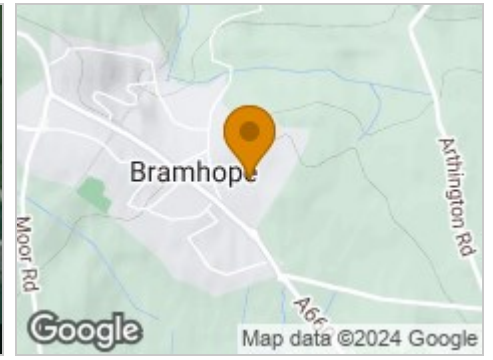
## Road Map



## Hybrid Map



## Terrain Map



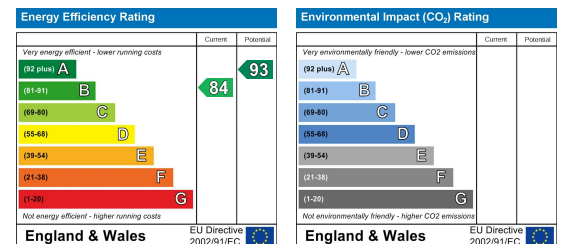
## Floor Plan



## 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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