



Stoneacre
Properties



Woodland Lane

Leeds, LS7 4QG

£310,000



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Entrance

Entering the property you are welcomed into the entrance hallway that offers access to the lounge/diner.

Lounge/Diner

Expansive lounge/diner spanning over 27ft in length with dual aspect windows. Ample space is offered for a seating area as well as a formal dining area. The room boasts feature fireplace and offers access to the kitchen.

Kitchen

Made up of wall and base units and comprising integrated oven, gas hob with extractor above, sink with drainer, plumbing for washing machine, ample storage space, as well as a useful larder storage cupboard, and rear door offering access to the rear garden.

Landing

The first floor landing boasts a spacious storage cupboard, and offers access to the loft via loft hatch.

Bedroom 1

Largest of the 3 bedrooms, this spacious double offers ample space for bedroom storage and furniture.

Bedroom 2

Second double bedroom overlooking the rear garden.

Bedroom 3

Third large single bedroom, ideal for a home office with fitted wardrobe storage.

Bathroom

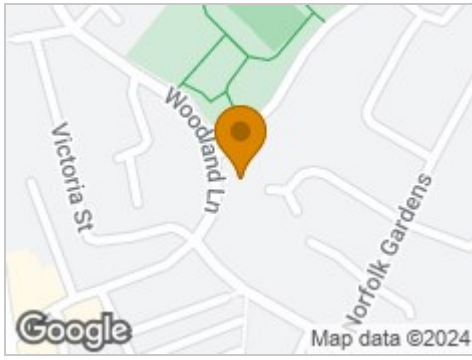
Comprising shower over bath, and sink, with separate w/c.

External

To the front of the property is a well presented front garden laid to lawn and path leading up to the property. Side access is offered from the front to the rear. To the rear is an enclosed and private garden with maturing plants throughout and a mix of lawn and patio. Access is offered to the garage via the rear garden, and the garage itself, with parking in front is accessed via Norfolk Place. The garage has recently been reroofed with new window and door, it is a wonderful storage space.



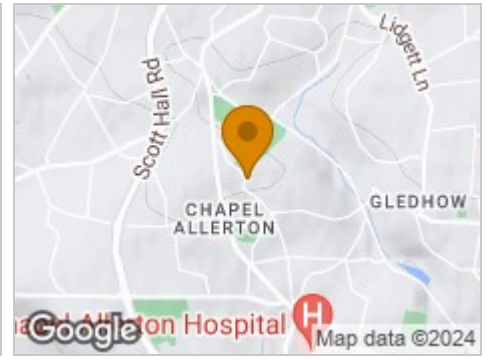
Road Map



Hybrid Map



Terrain Map



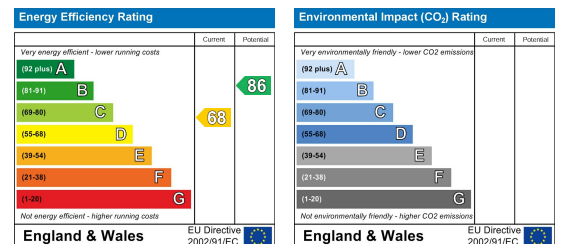
Floor Plan



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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