



Stoneacre
Properties



Old Barn Close

Leeds, LS17 7BT

£525,000



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Entrance

Entering the property you are welcomed into the open and airy entrance hallway with glass balustrade leading upstairs and offering access to the lounge and kitchen.

Lounge

Cosy formal lounge is laid to carpet and boasts large bay window to the front elevation of the property offering an elevated view over the street, and floods the room with natural light. The room also boasts a brick feature fireplace with log burner.

Kitchen

Modern kitchen is made up of white wall and base units and comprises integrated appliances including dishwasher, double oven, hob with extractor above, and an abundance of storage space. The kitchen is complete with central island and finished with solid wood worktops. The kitchen leads seamlessly through to the dining room, and also offers access to the sun room, both of which lead to the rear garden.

Dining Room

Spacious formal dining room boasts bifold doors leading out to the rear decking. This room is also ideal as a further sitting room with the potential to use the sun room as the dining room.

Sun room

A wonderful additional reception room currently used as an office and offering access out to the rear garden and to the w/c.

w/c

Comprising toilet and sink.

Landing

Glass balustrade continues up to the hallway with the landing offering access to all four bedrooms and the house bathroom. Loft access is also provided with loft ladder.

Bedroom 1

Large double bedroom laid to carpet with bay window to front elevation of the property offering far reaching views. The room is ample in size and offers space for bedroom furniture.

Bedroom 2

Second double bedroom boasting dual aspect windows and looking out over the rear garden.

Bedroom 3

Third double bedroom laid to carpet.

Bedroom 4

Fourth single bedroom, currently used as a dressing room, but also ideal for an office space.

Main House Bathroom

Comprising shower over bath, toilet and sink.

External

To the front of the property is a driveway and front garden. Wooden gates offer access from the driveway to the rear. One of the real highlights of this property is the exceptional garden. Vast in size and split across multiple tiers the garden offers a variety of segments and seating areas. There is a large decked area accessed via the dining room bifolding doors which is an ideal space for hosting and socialising. To the rear of the out house, on the lower tier is a private garden area laid to lawn. Steps

take you up to the upper tier which boasts a further seating area, and is primarily laid to lawn. From this tier you are offered exceptional and unobstructed far reaching views. The garden is as private as can be with mature shrubbery and trees to the border, creating your own oasis. The garden is complete with a large storage out house, with garden room to the rear. You must see this garden in person to truly appreciate it!!



Road Map



Hybrid Map



Terrain Map



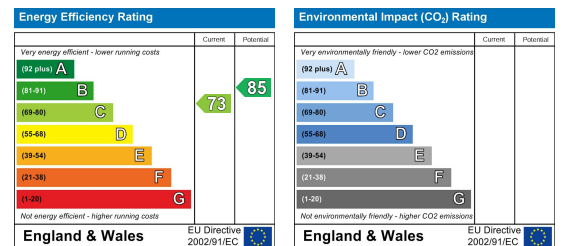
Floor Plan



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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