



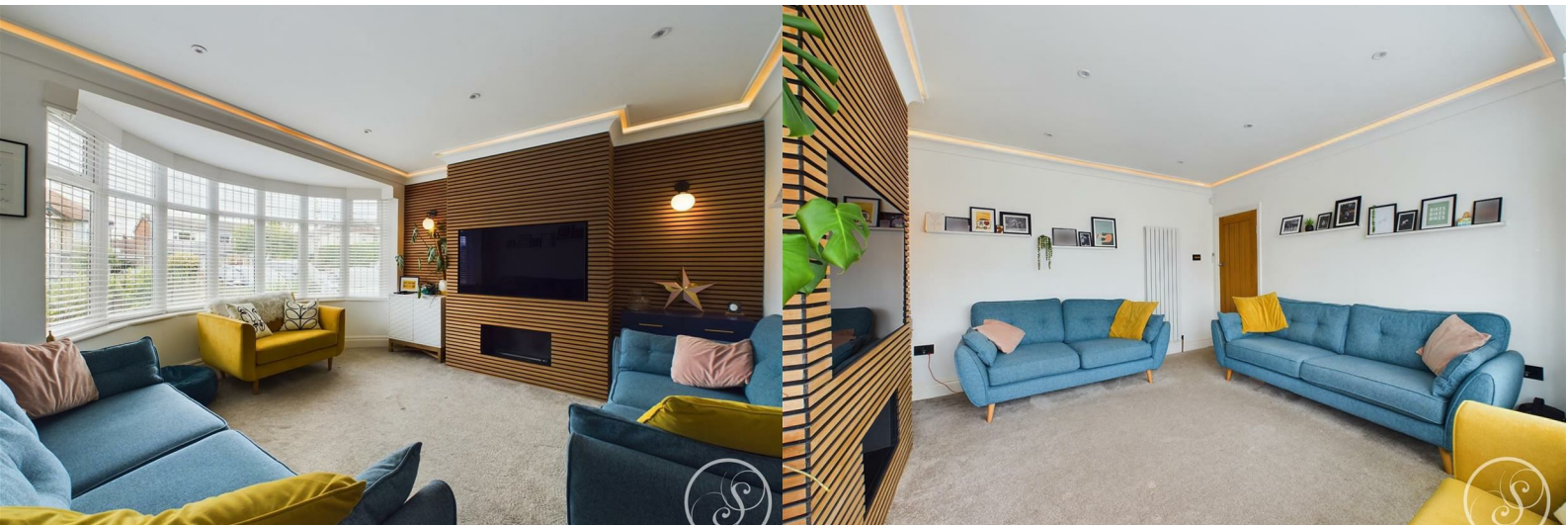
Stoneacre
Properties



Westcombe Avenue

Leeds, LS8 2BS

£440,000



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Entrance

Entering the property you are welcomed into the bright and spacious entrance hallway which offers ample space for coat and shoe storage, as well as offering access to the lounge, w/c and kitchen/living/diner.

w/c

Comprising toilet and sink.

Lounge

Large formal lounge it situated to the front of the property with a 7-pane bay window overlooking the front garden. The room is laid to carpet and boasts a feature wood paneled wall with inset bio-fuel fireplace. Decorative coving runs around the perimeter of the room with inset lighting. Electric remote controlled venetian blinds add a wonderful feature to the room. Ample space is offered for seating.

Kitchen/Living/Diner

This wonderful open plan space is ideal for hosting and socialising, especially with bifolding doors leading out to the rear garden. The room offers great versatility to be set up to meet your needs, but offers enough space for a seating area, a dedicated dining area, and boasts a spacious kitchen.

The modern kitchen is made up of cream gloss wall and base units and comprises an array of integrated appliances including fridge/freezer, dishwasher, washing machine, microwave, and comes with range cooker with gas hob and extractor above. There is an abundance of storage space as well as countertop space.

The room is flooded with natural light from the rear facing bay window. Electric remote control blinds come down to cover the bay window and bifold doors, as well as the side window, and can be controlled individually or collectively.

Bedroom 1

Large double bedroom laid to carpet with ample space for a double/king size bed as well as bedroom furniture including wardrobes and drawer/dressing units. Bay window overlooks the rear garden.

Bedroom 2

Second large double bedroom is laid to carpet with bay window overlooking the front garden. The room boasts an abundance of storage space with fitted wardrobes.

Bedroom 3

Third bedroom also ideal as a home office.

Bathroom

One of the show stopping features of this property is the house bathroom. Offering a true spa-like feel the bathroom is finished to a very high standard. Tiled with a full size bath, toilet, sink, and contrasting tiled walk-in shower with seat. Gold fixtures and fittings run throughout the bathroom, and an electric mirror and electric blind complete the bathroom.

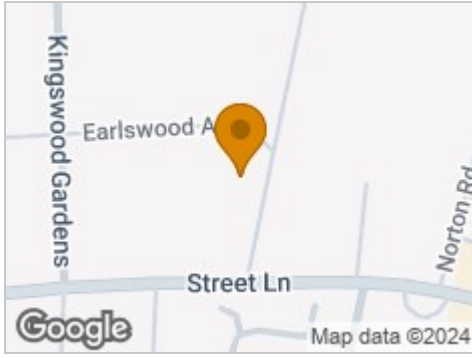
External

To the front of the property is a large driveway that leads up to the detached brick built garage. A large front garden which is laid to lawn with plants and shrubbery to the border. To the rear is an enclosed garden with seating area and Astroturf lawn, a spacious low maintenance garden.

Tel: 0113 237 0999



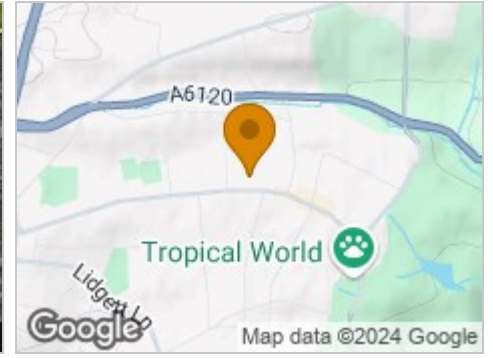
Road Map



Hybrid Map



Terrain Map



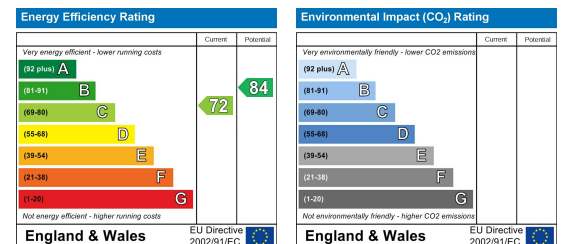
Floor Plan



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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