



Stoneacre  
Properties



## New Adel Gardens

Leeds, LS16 6BD

£325,000



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## Entrance

Main door is situated to the side of the property and leads into the hallway which offers access throughout the property.

## Lounge/Diner

The well presented and spacious lounge/diner is laid to carpet with feature fireplace, decorative coving and a large window to the front elevation of the property, flooding the room with natural light. The room offers ample space for seating as well as dining space.

## Kitchen

Generous in size the kitchen is made up of wall and base units and comprises integrated double oven, gas hob with extractor above, plumbing and space for washing machine, as well as space for dryer and fridge/freezer. Rear door leads out to the garden.

## Bedroom 1

large double bedroom laid to carpet with fitted wardrobes and overlooking the front garden.

## Bedroom 2

Second large double bedroom situated to the rear of the property and overlooking the rear garden. The room offers built in wardrobes as well as dressing table.

## Bathroom

Wet room with walk in shower, and sink. Separate w/c.

## External

Externally, the front of the property is a well presented front garden laid to lawn with mature

flowers to the border. A large driveway runs down the side of the property to the garage at the rear, and to the rear is a low maintenance paved garden.



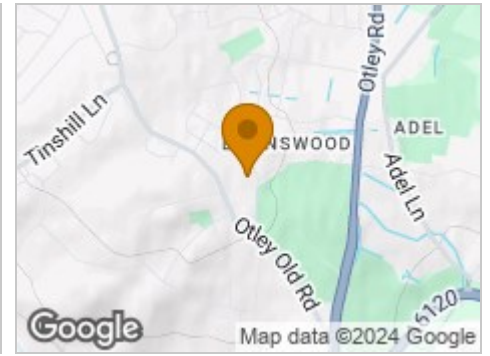
## Road Map



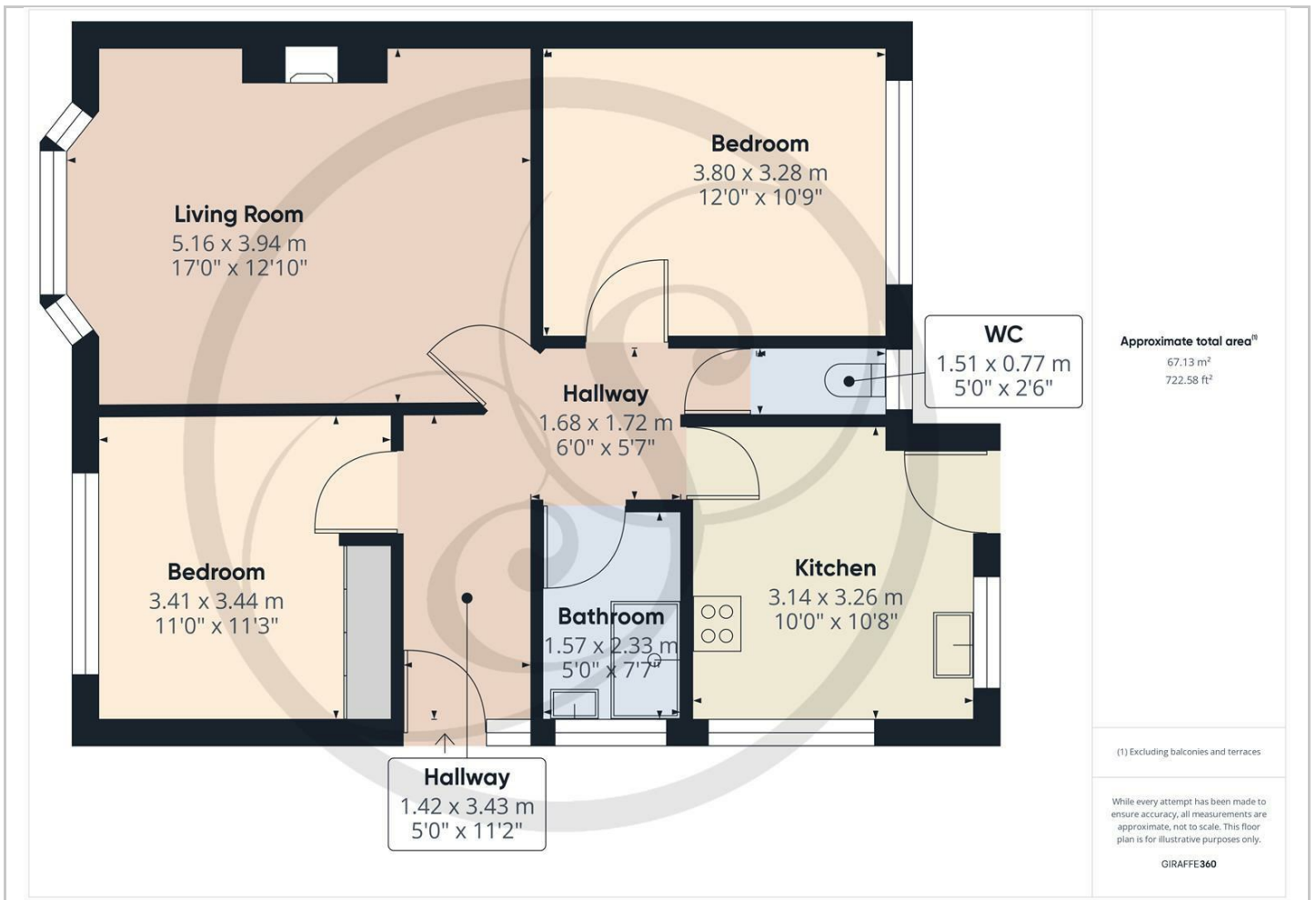
## Hybrid Map



## Terrain Map



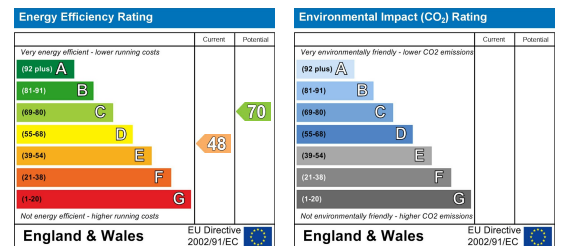
## Floor Plan



## 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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