



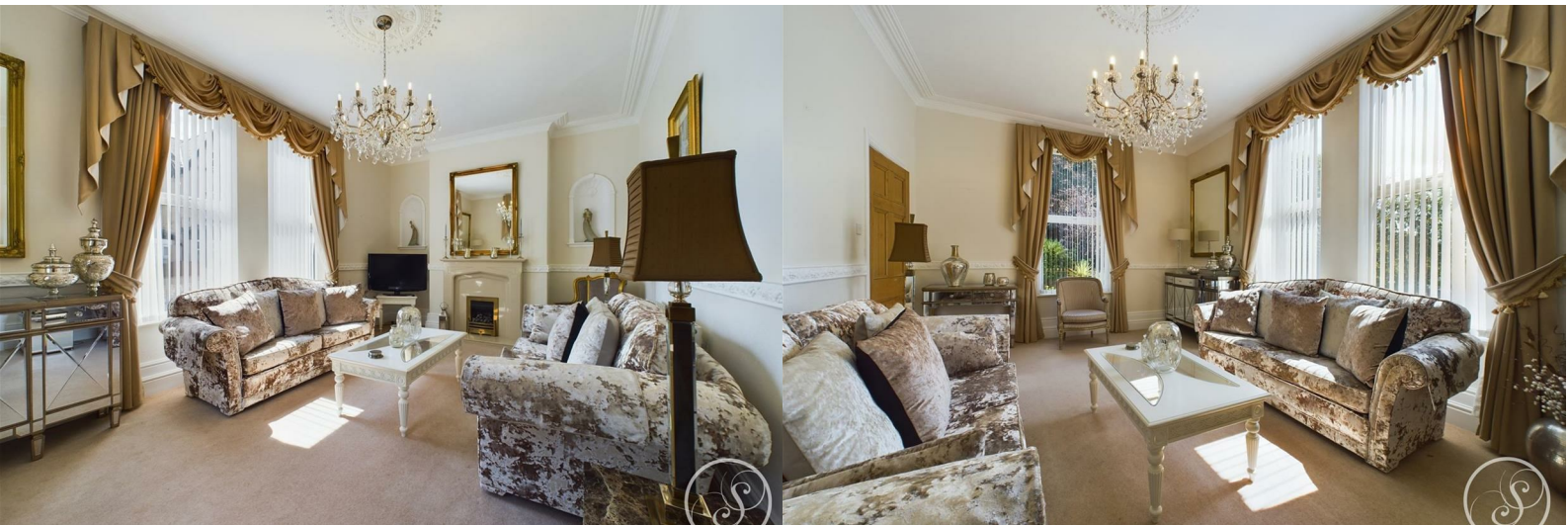
Stoneacre
Properties



Hall Lane

Leeds, LS7 3HE

Offers In Excess Of £350,000



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Entrance

Entering the property you are welcomed into the entrance hallway, boasting high ceilings and offering access to the lounge, dining, room, kitchen, and down to the cellar.

Lounge

Spacious formal lounge is flooded with natural light from the large dual aspect windows. The room offers a real grand feel and is laid to carpet with a feature fireplace and decorative detailing including ceiling rose, coving, alcoves, the lounge offers ample space for seating.

Dining Room

The second formal reception room, currently used as a dining room, is a great space for hosting. The room boasts a large bay window with full height windows to the front elevation of the property.

Kitchen

21 foot kitchen is finished to a very high standard with wall and base shaker style units. The kitchen offers an abundance of storage space as well as integrated dishwasher and microwave, and range cooker, as well as an American style fridge/freezer. The kitchen is finished with solid worktops.

Bathroom/Utility

Accessed via the kitchen is the downstairs bathroom comprising walk in shower, toilet and sink, and also houses the washing machine and dryer as well as storage units. Side door leads out to the rear courtyard.

Cellar

Accessed via the hallway, a useful space for storage.

Bedroom 1

An exceptionally presented primary bedroom is finished with light carpets and comprises high quality fitted wardrobes and dressing table and can accommodate up to a super king size bed. The room offers a real luxury feel, and is how a primary bedroom should be!

Bedroom 2

Second double bedroom to the first floor of the property.

Bedroom 3

Third single bedroom to the first floor of the property would make an ideal office space.

Bathroom

Main house bathroom is tiled with bath and sink, and has separate toilet.

Bedroom 4

The second largest of the six bedrooms, situated to the second floor is this wonderful double bedroom which offers storage space and space for seating, offering a wonderful suite.

Bedroom 5

Fourth double bedroom within the property situated to the second floor.

Bedroom 6

Sixth and final spacious bedroom to the second floor.

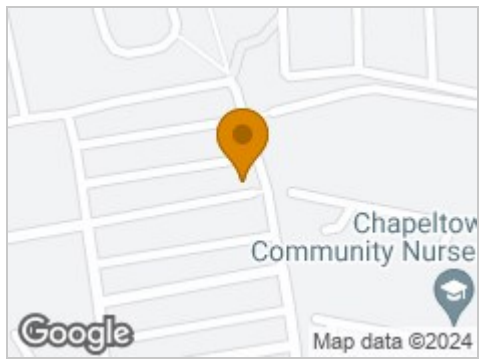
External

The immaculate presentation internally continues externally, with a wonderfully maintained and mature

garden. The garden is primarily laid to lawn with mature plants and shrubbery to the boarder. A gate and path lead up to the front door. To the side of the property is a courtyard space with door leading to the utility room, and a large garden shed. This garden is an ideal space for hosting parties and socialising.



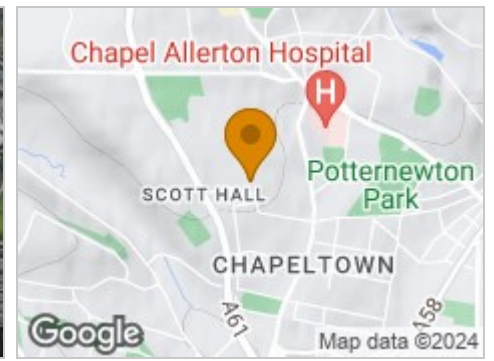
Road Map



Hybrid Map



Terrain Map



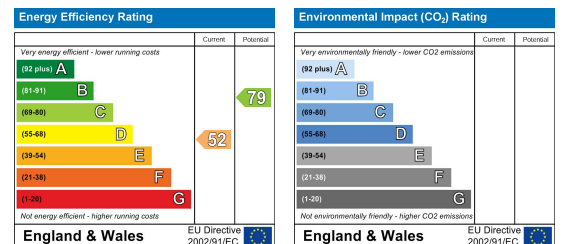
Floor Plan



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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