



Stoneacre  
Properties



## Brookhill Avenue

Leeds, LS17 8QA

£395,000





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## Entrance

Entering the property you are welcomed into the entrance porch which continues through to the hallway which offers access to the kitchen/diner and the lounge.

## Lounge

Large formal lounge is laid to carpet with feature fireplace and dual aspect windows. The lounge leads through to the three bedrooms and the bathroom.

## Kitchen

Spacious kitchen/diner offers space for dining area and the kitchen is made up of wall and base units with ample space for storage, sink with drainer, freestanding oven/hob, plumbing for washing machine, space for fridge. Access offered through to conservatory.

## Conservatory

Wonderful sun trap with space for seating and access out to the rear garden.

## Bedroom 1

Large double bedroom overlooking the rear garden with wall to wall fitted wardrobes and dressing table/drawers.

## Bedroom 2

Second spacious bedroom with fitted wardrobes.

## Bedroom 3

Third bedroom currently used a home office.

## Bathroom

Comprising shower over bath, toilet and sink.

## External

Externally, the property boasts a front garden with mature plants throughout and a driveway leading up to garage. Garage has electric up and over door and is an ideal storage space. To the rear is an expansive mature and private garden with plants throughout and mature trees and shrubs to the border.





## Road Map



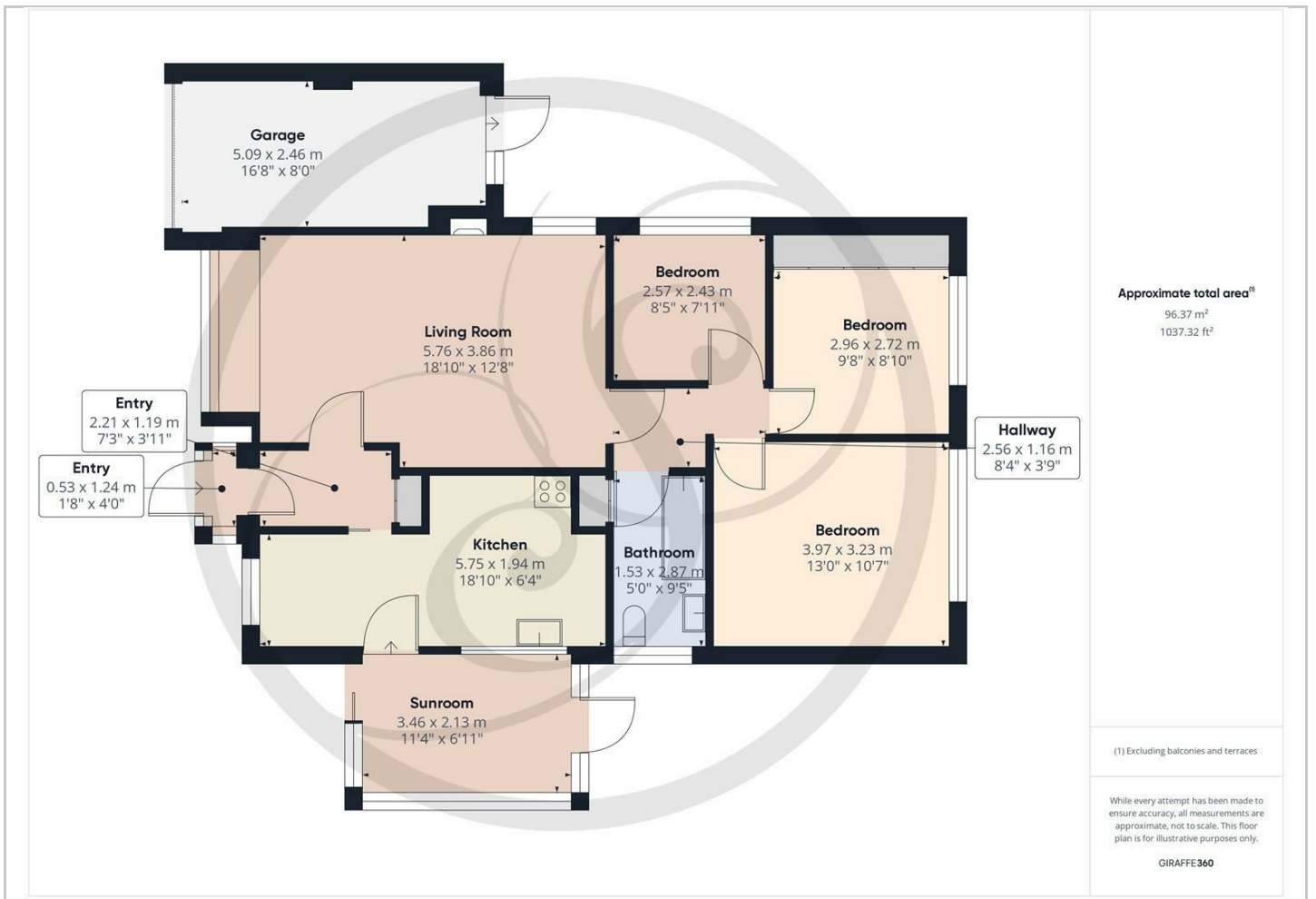
## Hybrid Map



## Terrain Map



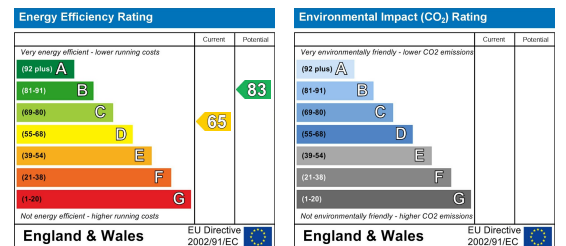
## Floor Plan



## 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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