



Stoneacre  
Properties



## St. Martins View

Leeds, LS7 3LB

£350,000



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The garden is private, peaceful, and has not just a lawn area for little ones to run around, and a growing area for keen gardeners, but a spacious seating area, through the French Doors, for chilling round your fire pit. To the front, the driveway can accommodate multiple cars for off road parking. However there is always ample on street parking for visitors, as it's a quiet area.

The neighbours are wonderful people, and the sense of community on the street is not found in central Chapel A - but you'll have to come and feel that vibe for yourselves when you book a viewing. This one will not stick around, and the current owners have been happy here for 14 years.

## Entrance

Entering the property you are welcomed into the entrance porch which leads on to the light, bright entrance hallway.

## Lounge

Formal lounge offers ample space for seating and boasts a large bay window, decorative coving, ceiling rose as well as feature brick fireplace with log burner, and built in alcove shelving made by a local craftsman.

## w/c

Comprising toilet and sink.

## Kitchen/Diner

Open plan kitchen/diner boasts a modern shaker style kitchen made up of wall and base units and comprises integrated double oven, gas hob with extractor above, power horse of a dishwasher, sink with drainer, undermounted fridge and freezer, and

offers an abundance of storage space. The room comfortably accommodates a formal dining table, and leads out to the side storage via the side door and out to the rear garden via French doors.

## Storage/Garage

To the side of the property is a permanent storage space of wood and corrugated plastic construction which creates an ideal storage space, conservatory, or play area for kids, and is connected to the garage.

## Garage

Connected to the house via the car port, the garage is of brick built construction and already has its own electric supply and has the potential to be converted in to a home office/gym/or garden room.

## Bedroom 1

Primary bedroom is a large double finished with wood flooring and can easily accommodate bedroom furniture.

## Bedroom 2

Second double bedroom overlooks the rear garden.

## Bedroom 3

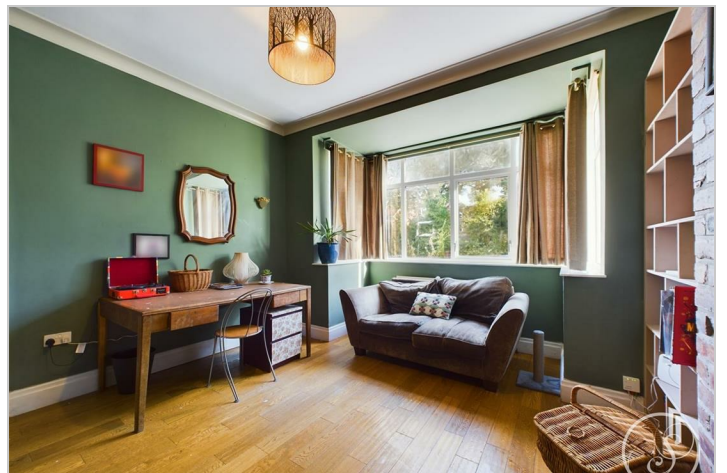
Third single bedroom.

## Bathroom

Main house bathroom boasts a 4-piece suite with freestanding bath, walk in shower, toilet and sink.

## External

To the front of the property is a large driveway that can accommodate multiple cars. To the rear is a mature garden laid to lawn with fruit trees and allotment style planters, as well as spacious seating area.



## Road Map



## Hybrid Map



## Terrain Map



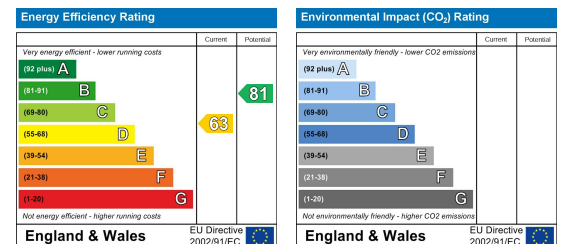
## Floor Plan



## 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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