



Stoneacre  
Properties



## Scott Hall Crescent

Leeds, LS7 3RB

£285,000





# Scott Hall Crescent

Leeds, LS7 3RB

£285,000



## Entrance

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

## Lounge/Diner

Spacious formal living room provides ample space for a sitting area and separate dining area. The room is complete with a feature fireplace and overlooks the rear garden.

## Kitchen

Kitchen is made up of wall and base units and comprises integrated oven, gas hob, ample storage space and leads to two larders and a utility space for washer and dryer. Side door offers access to the drive and rear garden.

## Bedroom 1

Large double bedroom with window to front elevation of the property.

## Bedroom 2

Second large bedroom overlooking the rear garden.

## Bedroom 3

Third single bedroom, also ideal as a home office.

## Bathroom

Comprising shower over bath, toilet and sink.

## External

Externally, the property boasts a large front driveway that runs down the side of the property, and a well maintained front garden with mature plants throughout.

To the rear is a superb and spacious rear garden, primarily laid to lawn. The entire rear garden features mature plants and shrubbery throughout and to the border of the garden.

This superb plot really does offer a prime opportunity to further develop the property, with space to the side and rear of the property, whilst maintaining an overly spacious rear garden. The property must be seen to truly appreciate its scope.



## Road Map



## Hybrid Map



## Terrain Map



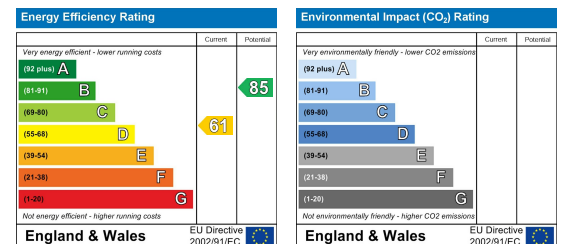
## Floor Plan



## 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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.