



Stoneacre  
Properties



## Wensley Drive

Leeds, LS7 2NE

Offers Over £360,000



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## Entrance

Entering the property you are welcomed into the entrance porch, a useful space for shoe and coat storage and leads on to the main hallway which offers access to the lounge/diner and to the kitchen.

## Lounge/Diner

A spacious yet cosy room, boasts a feature fireplace with log burner and floating mantle. Dual aspect windows to the front and rear of the room, flood the space with natural light giving the room an open and airy feel. The room is laid to carpet and offers ample space for formal seating as well as a dedicated formal dining space.

## Kitchen

The kitchen, much like the lounge/diner is very generous in size. Again flooded with natural light with windows to the rear and side elevation of the property. The kitchen is made up of wall and base units offering ample storage space as well as a breakfast bar seating area. The kitchen comprises freestanding oven, plumbing and space for washing machine and sink with drainer. The kitchen is open to a side porch which is used as a utility space currently housing the freestanding fridge/freezer and tumble dryer, with rear door leading out to the garden.

## Bedroom 1

The main primary bedroom is generous in size and boasts wall to wall fitted wardrobes. The room is laid to carpet.

## Bedroom 2

Second double bedroom overlooking the rear garden with built in storage space.

## Bedroom 3

Third single bedroom, also ideal as a home office space.

## Bathroom

Modern house bathroom is tiled with walk in shower, separate bath, sink and a separate toilet.

## External

The property occupies an elevated position on Wensley Drive and to the front is a well maintained garden primarily laid to lawn with plants and shrubbery throughout. A block paved driveway runs from the front of the plot to the rear where there is a newly refurbished garage with electrics and gates to the driveway. The rear garden can be accessed from the side of the house or via the kitchen. The rear garden is a wonderful size, very mature and primarily laid to lawn with multiple seating areas, including a patio area to the front of the garden. The garden is very private!



Road Map



Hybrid Map



Terrain Map



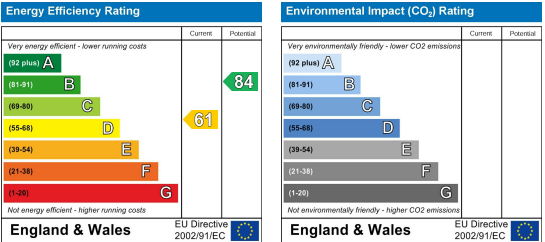
Floor Plan



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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