



Stoneacre
Properties



The Laurels

Moortown Leeds, LS17 5GA

£440,000



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Entrance

Entering the property you are welcomed into the entrance hallway which offers access to the w/c and through to the lounge.

w/c

Comprising toilet and sink.

Lounge

Large formal lounge is laid to carpet and offers ample space for seating, with dual aspect windows the room is bright and airy. Lounge leads to kitchen.

Kitchen

Modern kitchen is made up of larder units and base units with a central island. The kitchen comprises integrated fridge/freezer, oven, gas hob with extractor above, washing machine and dishwasher, as well as boasting an abundance of storage space. The kitchen offers plenty of space for a formal dining table as well as an additional seating area making this room a great space for socialising with friends and/or family. Bifold doors open up fully providing a seamless route into the rear garden. There is also access to a large under stairs storage space.

Primary Bedroom

Situated to the second floor of the property is a large double bedroom with its own en-suite. The room boasts dual aspect windows as well as velux windows added by the current owner to increase the flow of light into the room. The room is now flooded with natural light and can be segmented to offer a dressing area, space for wardrobes, as well as space to accommodate a double/king size bed.

En-suite

Comprising shower, toilet and sink.

Bedroom 2

Situated to the first floor of the property this large double bedroom is laid to carpet and overlooks the rear garden, and boasts its own en-suite bathroom.

En-suite 2

Comprising shower, toilet and sink.

Bedroom 3

Third double bedroom with Jack-and-Jill access to the main house bathroom.

House Bathroom

Accessed from the first floor landing and via bedroom 3, this main bathroom is part tiled and comprises shower over bath, toilet and sink.

Bedroom 4

Fourth single bedroom also ideal as a home office.

External

To the front of the property is a block paved driveway for two cars. Front garden laid to lawn with paved path leading up to the front door. Wooden gate provides secure access to the rear garden. To the rear is a spacious garden laid to lawn with patio seating area situated in front of the bifold doors. There is also a garden shed to the side of the property. The garden is fully enclosed with wooden fence and mature trees run around the perimeter of the garden.



Road Map



Hybrid Map



Terrain Map



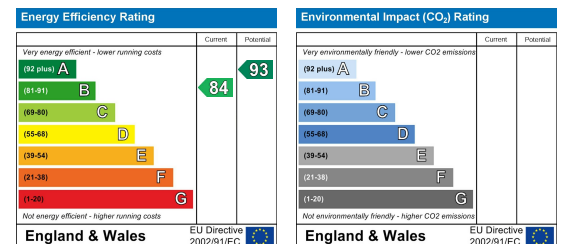
Floor Plan



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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