



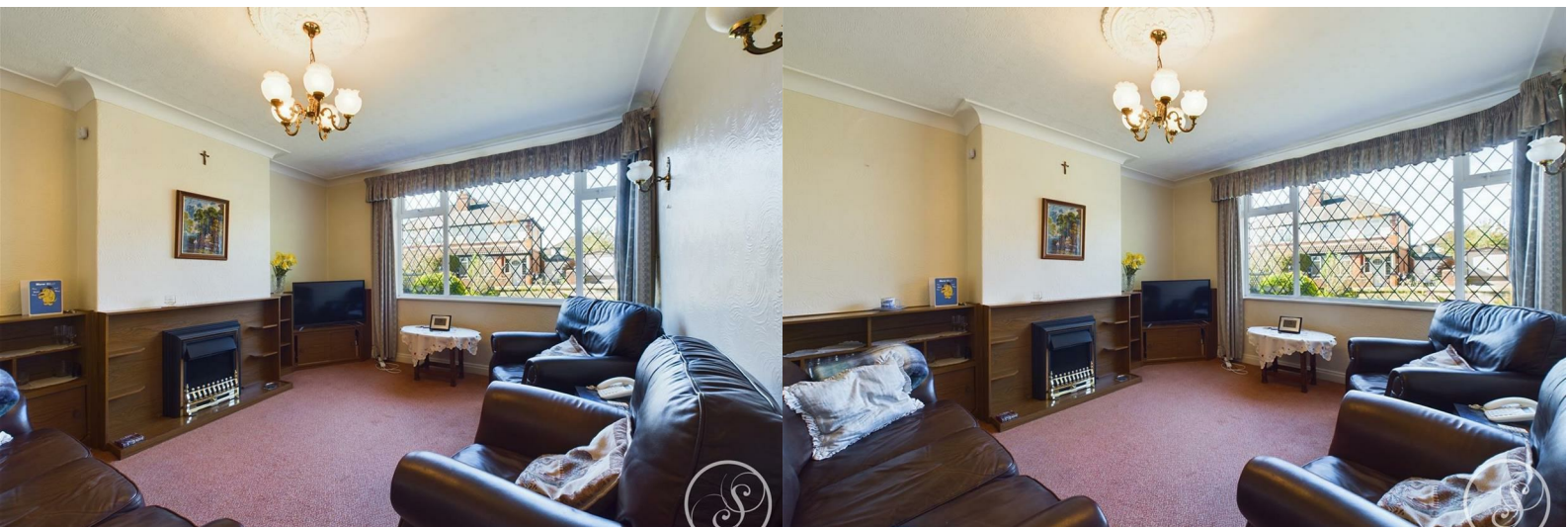
Stoneacre  
Properties



## Hetton Road

Leeds, LS8 2RT

£290,000



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## Entrance

Entering the property you are welcomed into the entrance hallway which offers access to both reception rooms and the kitchen.

## Lounge

Formal lounge offers ample space for seating with large window to front elevation of the property. Room features a fireplace, coving and ceiling rose.

## Dining Room

Situated to the rear of the property is reception room 2, currently used as the dining room, it is conveniently positioned next to the kitchen. A bay window provides extra depth to the room and overlooks the rear garden.

## Kitchen

Extended kitchen is made up of wall and base units and comprises freestanding oven/hob, plumbing for washing machine and space for fridge/freezer, as well as an abundance of storage space. Side door leads out to the driveway and round to the rear garden.

## Bedroom 1

Spacious double bedroom boasts wall to wall fitted wardrobes offering an abundance of storage space.

## Bedroom 2

Second double bedroom with fitted wardrobes and overlooking the rear garden.

## Bedroom 3

Third single bedroom.

## Bathroom

Comprising shower over bath and pedestal sink and storage cupboard housing the boiler. Separate toilet.

## Loft Space

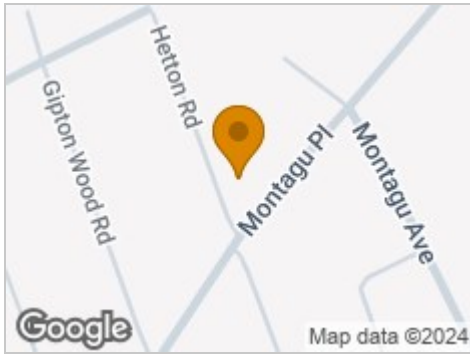
Accessed via loft ladder on the landing, this part converted space is laid to carpet with velux window and lights, a great additional space that could be fully converted (STP).

## External

To the front of the property is a well presented and maintained garden and driveway that runs down the side of the property to the detached garage and to the rear garden. The rear garden is very generous in size with multiple seating areas and is laid to lawn with mature plants and shrubbery throughout. To the front of the garden is a patio area with a further patio seating area to the rear of the garden, split by well maintained lawn.



## Road Map



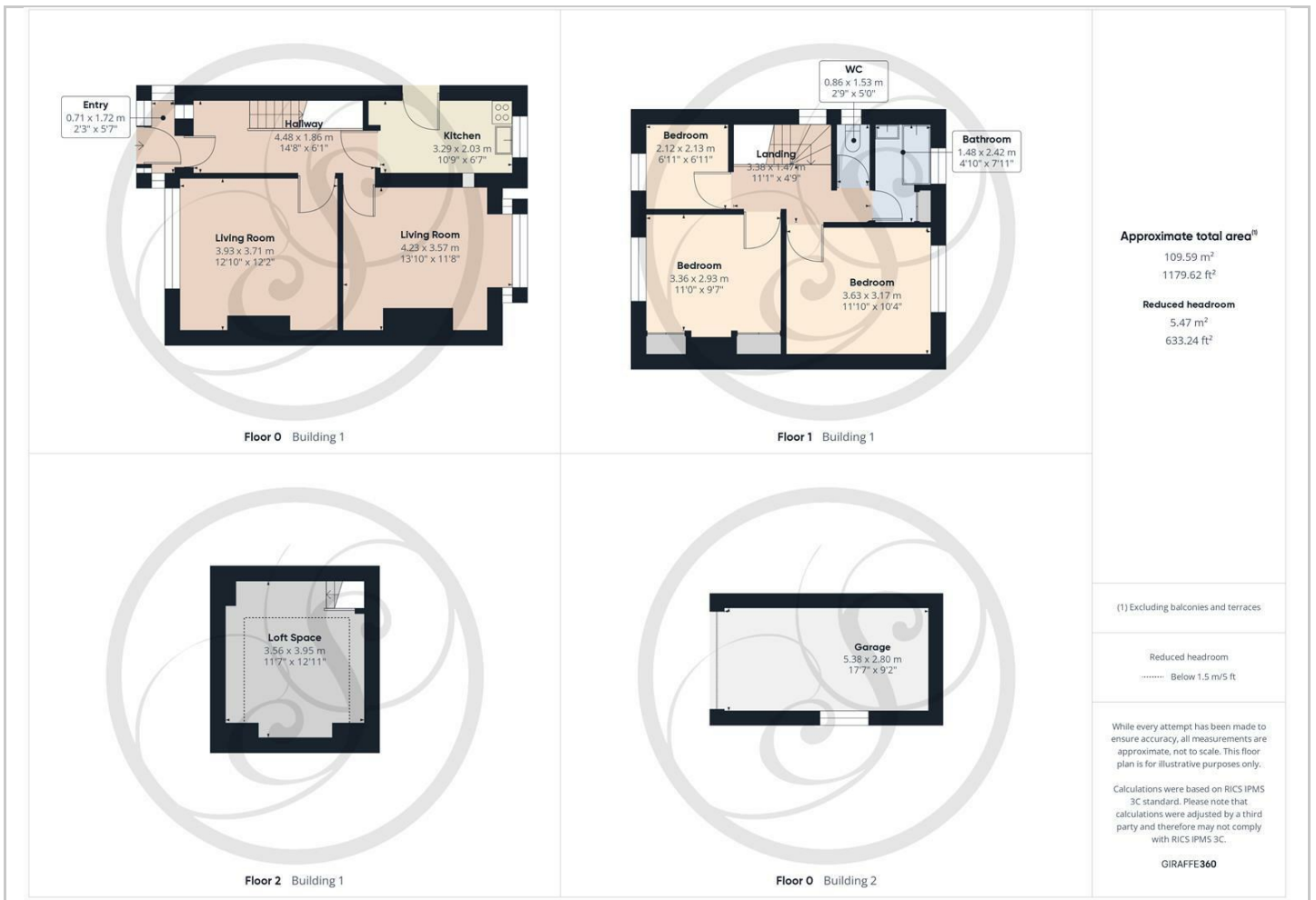
## Hybrid Map



## Terrain Map



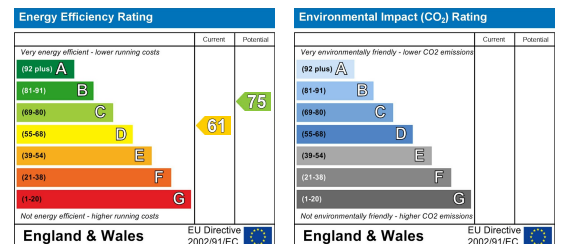
## Floor Plan



## 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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