



Stoneacre  
Properties



## Hawks Nest Gardens West

Leeds, LS17 7JF

Offers Over £325,000





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## Entrance

Entering the property you are welcomed into the entrance hallway which offers access throughout the ground floor of the property.

## Lounge

Spacious formal lounge boasts large bay window to the front elevation of the property as well as fireplace, and the room is laid to carpet.

## Dining Room

Second reception room is again spacious and offers access out to the rear patio and garden via sliding door. There is a further fireplace and the room is laid to carpet.

## Kitchen

Made up of wall and base units with larger cupboard and side door to the driveway.

## Bedroom 1

Large double bedroom with bay window.

## Bedroom 2

Second double bedroom overlooking the rear garden.

## Bedroom 3

Third single bedroom also ideal as a home office.

## Bathroom

Comprising walk in shower, sink, cupboard housing the boiler, and separate w/c.

## External

To the front of the property is a low maintenance garden. A large driveway runs down the side of the property leading up to the detached garage. To the

rear is a spacious garden with patio area which can be accessed via the sliding door in the dining room, the garden is a great size offering potential to extend (STP) and makes a great space to enjoy some outdoor space.

## Solar Panels

Included in the price is a fully working solar panel system. Free monitoring (offsite), maintenance and repairs and the property will benefit from all electricity generated by the system therefore reducing electricity bills.





Road Map



Hybrid Map



Terrain Map



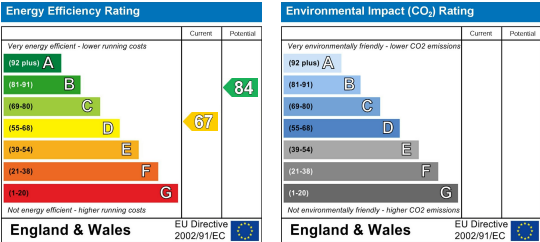
Floor Plan



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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