



Stoneacre
Properties



Valley Terrace

Leeds, LS17 8PA

Offers Over £435,000



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Entrance

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

Lounge/Diner

Spacious formal lounge through diner offers ample space for seating with feature fireplace and a formal dining space. This room is a great space for hosting and socialising especially with access out to the rear garden.

Kitchen

Modern kitchen made up of wall and base units with integrated oven, hob with extractor above, sink with drainer plumbing for washing machine/dishwasher, and space for fridge, as well as breakfast bar seating. Access offered to the utility room.

Utility Room

Complete with sink, storage, and houses the boiler. Access to w/c and to garage. Side door leads to driveway and to rear garden.

w/c

Comprising toilet.

Garage

Integral garage is a great storage space with up and over door.

Bedroom 1

Large double bedroom laid to carpet with fitted wall to wall wardrobes, space also offered for further bedroom furniture including drawers and/or dressing table.

Bedroom 2

Second double bedroom with fitted wardrobes, overlooks the rear garden.

Bedroom 3

Third single bedroom to the first floor, also ideal as a home office.

Bathroom

Main house bathroom with shower over bath, and sink, separate toilet.

Bedroom 4

To the second floor is a spacious double bedroom recently re-carpeted with good storage space and an en-suite bathroom.

En-suite

Comprising shower, toilet and sink.

External

To the front of the property is a paved double driveway that leads up to the integral garage with a front garden laid to lawn with flowers to the border. Side access to the rear garden which is primarily laid to lawn with mature plants to the border and a patio seating area accessed via the sliding doors from the lounge/diner.



Road Map



Hybrid Map



Terrain Map



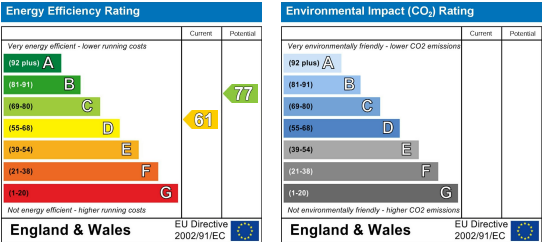
Floor Plan



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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