



Stoneacre  
Properties



## St. Martins Crescent

Leeds, LS7 3LH

Offers Over £310,000



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## Entrance

Entering the property you are welcomed into the spacious hallway with natural light coming for the window on the first floor landing. Hallway offers access throughout the ground floor with newly laid laminate flooring.

## Lounge

Formal lounge with new laminate flooring, large bay window to the front elevation of the property floods the room with natural light with feature fireplace. This room offers ample space for seating.

## Reception Room 2

Second spacious reception room offers an ideal dining space or playroom with newly installed French doors out to the rear garden. The room is complete with new laminate flooring, feature fireplace and there is potential to knock through into the kitchen to create an open plan living space.

## Kitchen

Newly updated kitchen boasts integrated appliances including fridge/freezer, oven, gas hob with extractor above, plumbing for washing machine and ample storage space. Under stairs pantry cupboard provides additional storage space. Side door leads out to the driveway and garage.

## Bedroom 1

First of two large double bedrooms with fitted wardrobes and bay window. Newly laid carpet.

## Bedroom 2

Second large double bedroom overlooks the rear garden and offers ample space for bedroom furniture.

## Bedroom 3

Third bedroom is a very good size bedroom that can accommodate a small double bedroom and bedroom furniture. Overlooks the rear garden.

## Bathroom

Part tiled house bathroom with shower over bath, toilet and floating vanity sink.

## External

To the front of the property is a garden laid to lawn with large block paved driveway that runs down the side of the property to the detached garage. To the rear is a garden primarily laid to lawn.





Road Map



Hybrid Map



Terrain Map



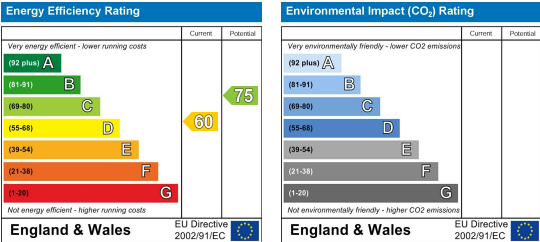
Floor Plan



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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