



Stoneacre  
Properties



## Woodland Lane

Leeds, LS7 4QG

£310,000





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## Entrance

Entering the property you are welcomed into the entrance hallway that offers access to the lounge/diner.

## Lounge/Diner

Expansive lounge/diner spanning over 27ft in length with dual aspect windows. Ample space is offered for a seating area as well as a formal dining area. The room boasts feature fireplace and offers access to the kitchen.

## Kitchen

Made up of wall and base units and comprising range cooker with gas top, sink with drainer, plumbing for washing machine and dishwasher, good storage space, as well as a useful larder storage cupboard, and rear door offering access to the rear garden.

## Bedroom 1

Largest of the 3 bedrooms, this spacious double offers ample space for bedroom storage and furniture.

## Bedroom 2

Second double bedroom overlooking the rear garden.

## Bedroom 3

Third large single bedroom, ideal for a home office.

## Bathroom

Comprising shower over bath, toilet and sink.

## External

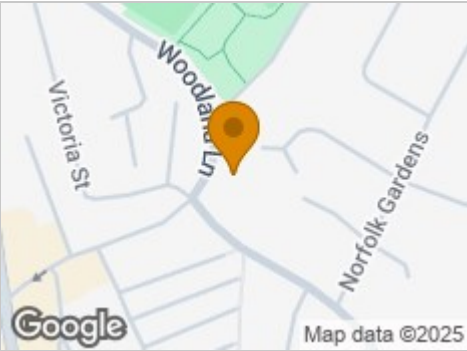
Externally, the property boasts a front driveway

offering parking for 2 cars, and a front garden laid to lawn. To the side of the property is a large garden space which offers great potential to extend in to (STP) and the garden continues round to the rear where there is a patio seating area.





Road Map



Hybrid Map



Terrain Map



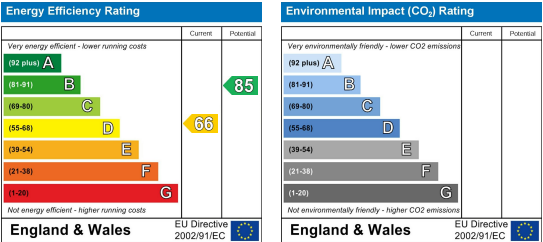
Floor Plan



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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