



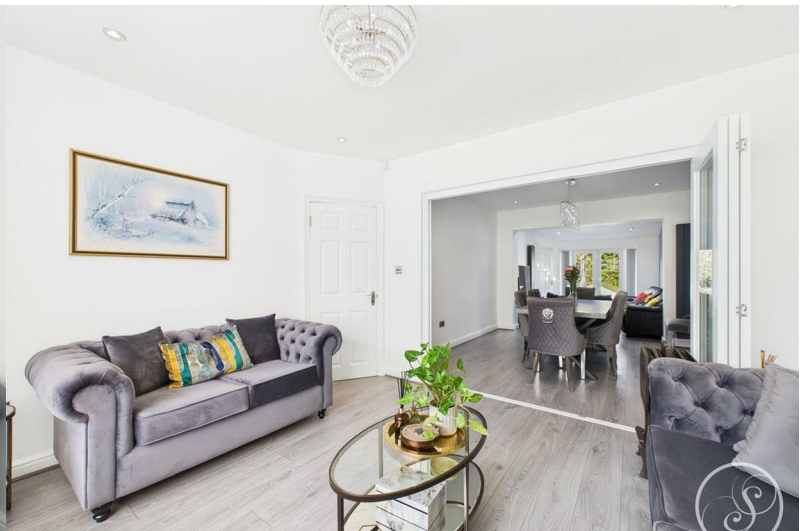
Stoneacre
Properties



Chelwood Crescent

Leeds, LS8 2AQ

Offers Over £550,000



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Entrance

Entering the property you are welcomed into the tiled front porch which continues on to the entrance hallway which offers access to the lounge, kitchen, shower room, second sitting room/dining room and third reception room.

Lounge

Spacious formal lounge offers ample space for seating with a large bay window to the front elevation of the property. Internal glass bifold doors divide the lounge from the dining room / second sitting room and can be opened to offer a seamless flow between the rooms and provides an ideal space for hosting and socialising.

Dining Room / Second Sitting Room

Extended to the rear, this spacious room opens up to the lounge. Offering ample space for a formal dining area and to the rear a second sitting room with French doors out to the rear garden. Access also offered through to the kitchen. The current vendors have cleverly designed the dividing wall between the kitchen and dining room to be a stud wall so it can be easily removed without the need for structural works to provide an open plan living space.

Kitchen

Wonderful modern kitchen complete with an array of integrated appliances including double oven, gas hob with extractor above, dishwasher, as well as space for freestanding fridge/freezer, an abundance of storage space and a central island with breakfast bar seating, all finished with Quartz worktops. Rear door offers access to the garden. Access it also offered to the utility room. Underfloor heating runs throughout the kitchen and utility room.

Utility Room

Offering additional storage space and housing the washing machine, tumble dryer (not included in the sale) and the boiler.

Downstairs Bathroom

Tiled with shower, toilet and sink.

Reception Room 3

Third sitting room is ideal as a playroom or could be a home office.

Bedroom 1

Large double bedroom is laid to carpet with fitted wardrobes.

Bedroom 2

Second spacious double bedroom laid to carpet with fitted wardrobes. Overlooks the rear garden.

Bedroom 3

Third single bedroom also ideal as a home office.

Bathroom

Tiled bathroom with shower over bath, with glass shower screen, toilet and sink.

Bedroom 4

Situated to the second floor is bedroom 4 with fitted wardrobes and overlooks the rear garden. The wall between bedroom 4 and 5 is not supportive and could easily be taken out to create a larger second floor bedroom with its own bathroom.

Bedroom 5

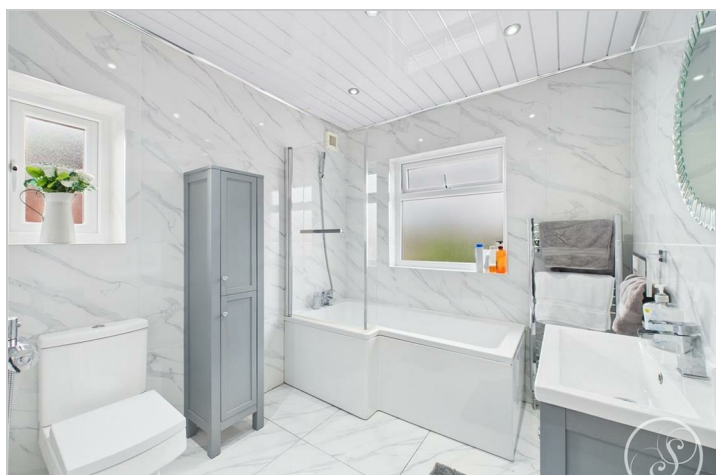
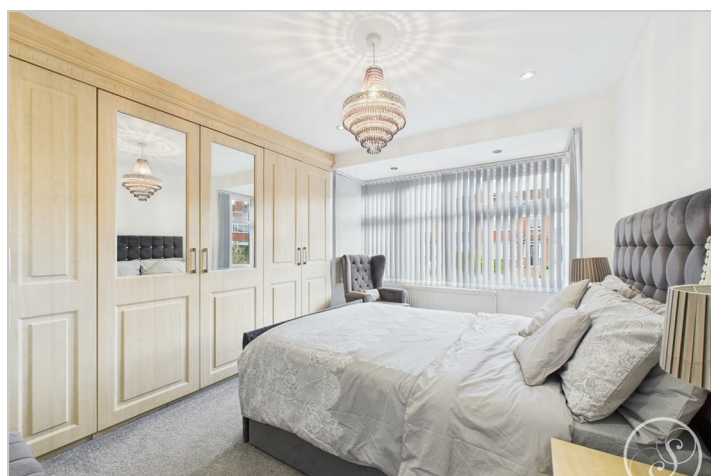
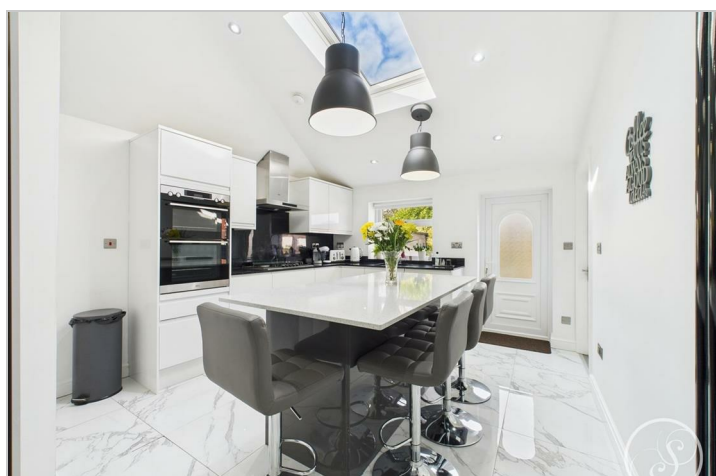
Fifth bedroom with fitted wardrobes.

Bathroom

Second bathroom to the second floor of the property with shower, toilet and sink.

External

To the front of the property is a spacious block paved driveway for two cars, a front garden laid to lawn and side access to the rear. To the rear of the property is an enclosed and private garden with raised composite decked area with steps down to the lawned garden. At the far end of the garden is a shed.



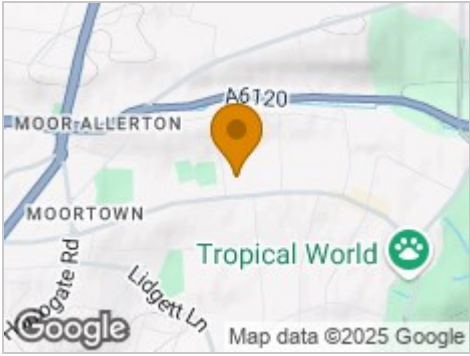
Road Map



Hybrid Map



Terrain Map



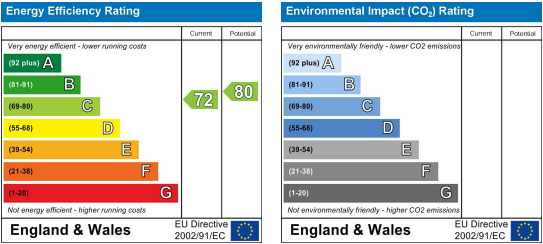
Floor Plan



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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