



Stoneacre
Properties



Montagu Drive

Leeds, LS8 2PD

£367,500



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Entrance

Entering the property you are welcomed into the entrance porch which continues on to the hallway offering access to the w/c and dining room.

w/c

Comprising toilet and sink.

Dining Room

Formal dining leads through to the kitchen and to the rear is a sliding door leading out to the garden, making this space perfect for hosting and socialising.

Kitchen

Modern and newly installed kitchen is made up of white handleless wall and base units and comprises integrated dishwasher, fridge and freezer, oven, microwave and an abundance of storage space, as well as space for washing machine and tumble dryer. To the far end of the kitchen is a breakfast bar seating area. Kitchen boasts under plinth lighting.

Lounge

Situated to the first floor is the formal lounge. A bright and airy space with large window and sliding door to the balcony. The room is laid to carpet and offers ample space for seating.

Bedroom 1

Situated to the second floor of the property is the large primary bedroom, offering space for bedroom furniture including wardrobes, drawers as well as a dressing table, the room can comfortably accommodate a double/king size bed. The room is complete with newly installed en-suite.

En-suite

Part tiled with shower over bath, toilet and sink.

Bedroom 2

Second double bedroom situated to the first floor of the property overlooks the rear garden.

Bedroom 3

Third bedroom to the second floor also makes for an ideal office. Outside bedroom 3 on the landing is a large storage cupboard.

Bathroom

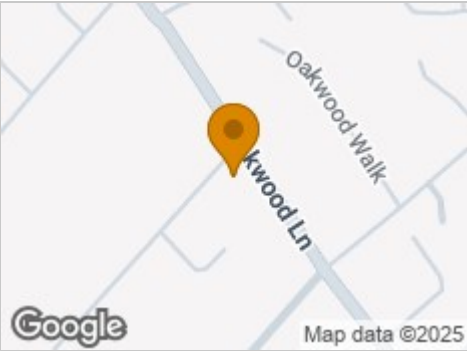
Part tiled house bathroom comprises walk in shower, toilet and floating vanity sink unit.

External

To the front of the property is a resin driveway with planted borders and access to the garage store (not a full size garage) offering a useful storage space. To the rear is a newly paved low maintenance garden.



Road Map



Hybrid Map



Terrain Map



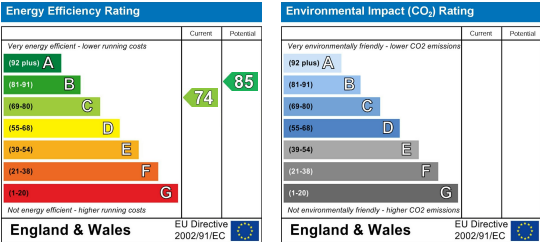
Floor Plan



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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