



Stoneacre  
Properties



## Harehills Avenue

Leeds, LS8 4EX

Offers Over £450,000





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## Entrance

Entering the property you are welcomed in to hallway, boasting high ceilings it is a very grand entrance to the property, a theme which continues throughout.

## Lounge

The flooring runs seamlessly through from the entrance hallway. A large formal reception room offers ample space for seating. The large bay window to the front elevation of the property features full height windows supplying the room with plenty of natural light. Decorative coving runs the perimeter of the room and fitted shelves and cupboards occupy the alcoves providing additional storage space.

## w/c

Comprising toilet and sink.

## Utility Room

Housing the washing machine and tumble dryer (not included in the sale) as well as additional storage space and a large sink.

## Cellar

Accessed from the hallway, a great space for storage with full height ceilings.

## Kitchen/Diner

This wonderful open plan kitchen/diner offers the perfect space for hosting with direct access out to the rear garden. The kitchen is made up of contrasting grey handleless units and raw wood units with a central island. The kitchen comprises an array of integrated appliances including oven, microwave, gas hob, fridge and dishwasher as well as an abundance of storage space. The dedicated dining space is complete with built in booth seating with storage, and a feature wall with shelving as well as designer lighting above. With a seamless transition to the garden it makes for the perfect socialising space.

## Bedroom 1

The first of 6 bedrooms, this large double is very grand in appearance with high ceilings and a large bay window which offers additional floorspace currently used as a seating area. The room is finished with herringbone wood flooring.

## Bedroom 2

Second double bedroom offers ample space for bedroom furniture and is complete with an en-suite shower room. Herringbone flooring continues in this bedroom.

## En-suite

Comprising, shower, toilet and sink.

## Bedroom 3

Third bedroom to the first floor is a single bedroom currently used as a walk-in wardrobe.

## Bathroom

The main house bathroom is vast in size and comprises a 4-piece suite made up of walk-in shower, freestanding bath, toilet and double sink unit vanity unit.

## Bedroom 4

Situated to the second floor of the property is bedroom 4, a further generous sized double bedroom with ample space for bedroom furniture.

## Bedroom 5

Fifth bedroom is a further double. Room is laid to carpet.

## Bedroom 6

The sixth and final bedroom is a further well proportioned room that is ideal as a kids bedroom or a home office.

Tel: 0113 237 0999

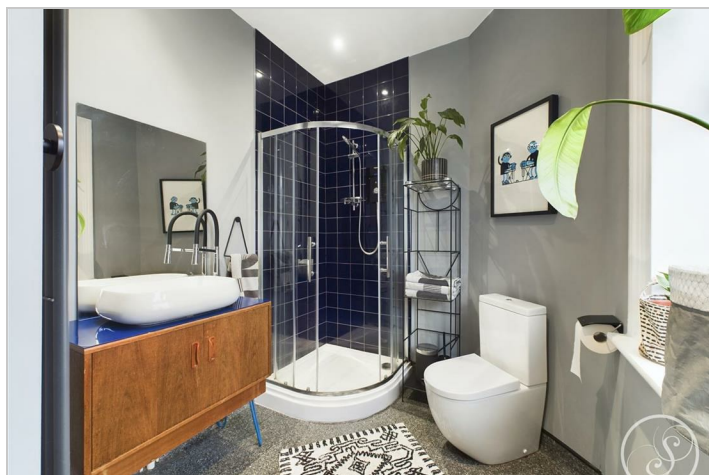
## External

To the front of the property there is a spacious garden laid to lawn with patio seating area. A winding path accessed via the front pedestrian gate leads up to the front door of the property, the front garden is private and offers an additional space to enjoy the outdoors. To the rear is a well landscaped and low maintenance garden with Indian Stone paving and Astroturf lawn. There is plenty of space for seating and the outdoor swings are ideal for kids. The garden also boasts a large garden room with bifolding doors along both sides allowing the room to be completely opened up to the garden. The garden room offers great versatility, currently being used as a gym but has previously housed a hot tub, or it makes for a

great kids playroom. To the rear of the garden room is a store with shelving.

## Additional Information

The property is fully networked and is currently controlled by Google Home, there is also a hard wired network throughout the entirety of the house, including the basement and garden room.





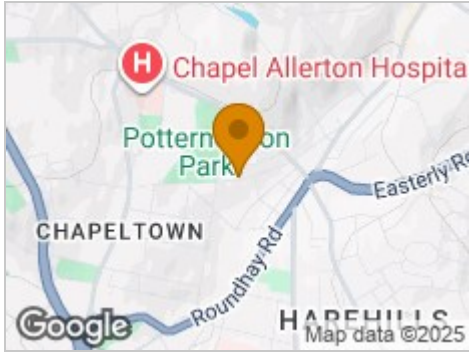
Road Map



Hybrid Map



Terrain Map



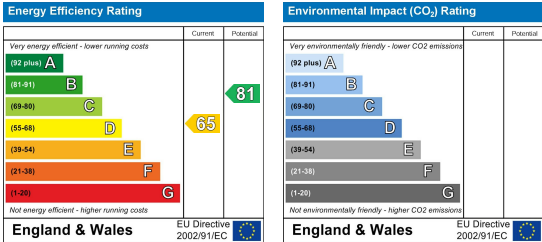
Floor Plan



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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