



Stoneacre  
Properties



## Sandhill Oval

Leeds, LS17 8EF

Offers Over £550,000





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## Entrance

Entering the property you are welcomed into the front porch which continues onto the entrance hallway. A spacious entrance hallway with herringbone flooring that runs seamlessly throughout the ground floor. The hallway offers a useful space for coat and shoe storage.

## Lounge

Accessed from the hallway, the bright and airy lounge is directly open to the dining room creating an ideal space for hosting and socialising. The formal lounge is generous in size with a large bay window complete with window seat.

## Dining Room

Flooded with natural light from the front bay window, as well as the rear windows and door this formal dining space can comfortably accommodate in excess of 10 people, not even including the lounge space. Rear door leads directly out to the rear patio.

## Reception Room 2

Situated to the right as you enter the property, the room is entered via internal double doors and is currently used as a children's playroom but has such versatility with so many different uses depending on the owners needs.

## Kitchen

Modern fitted kitchen is made up of shaker style wall and base units finished with solid wood worktops. The kitchen boasts an array of integrated appliances including double oven/microwave, electric hob with extractor above, dishwasher, and space for fridge/freezer. The kitchen offers ample storage and countertop space and a rear door leads out to the garden.

## w/c

Comprising toilet and sink.

## Bedroom 1

The primary bedroom is generous in size with plenty of fitted wardrobe space and features a bay window.

## Bedroom 2

Second large double looks out over the rear garden and is also complete with wall to wall fitted wardrobes.

## Bedroom 3

Third double bedroom offering plenty of space for bedroom furniture.

## Bedroom 4

Fourth, single bedroom, also ideal as a home office. The room makes the most of the space available with built in storage.

## Bathroom

Finished to a wonderful standard this tiled bathroom comprises a large walk in shower, toilet, sink and separate bath.

## Utility Room

Situated to the first floor of the property, this well positioned laundry room houses the washing machine, dryer and a sink.

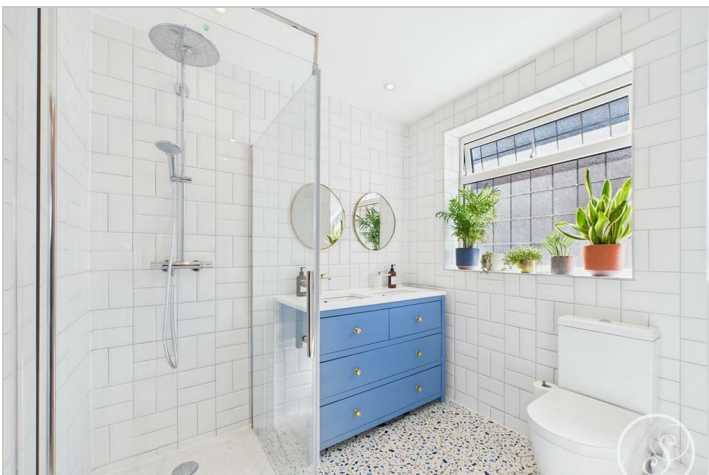
## External

To the front of the property is a block paved driveway and a mature garden. Round to the rear is a garden primarily laid to lawn with patio seating.

## Garage

Can be accessed from the rear via the garden as well as from the driveway via the up and over door.

Tel: 0113 237 0999



Road Map



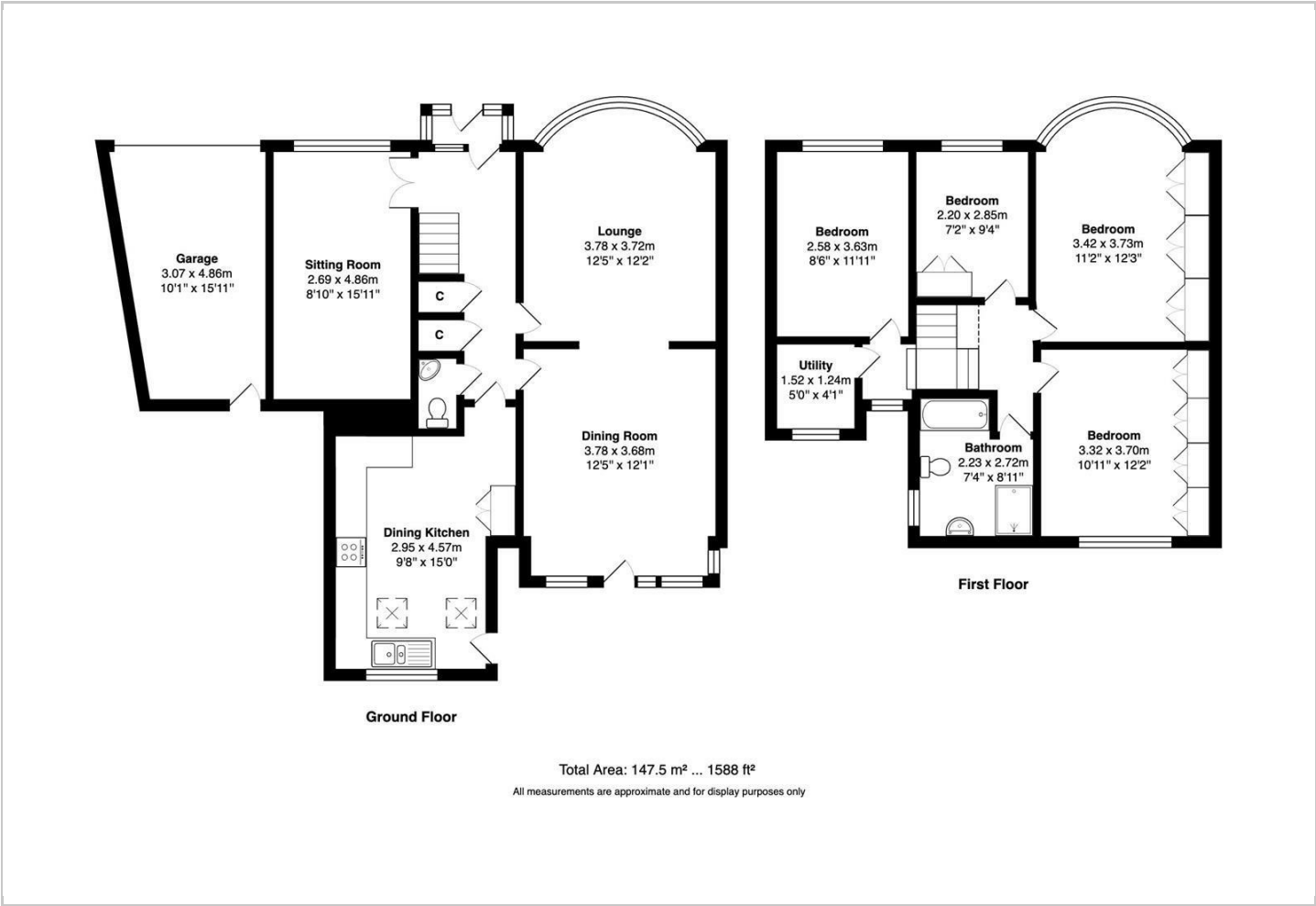
Hybrid Map



Terrain Map



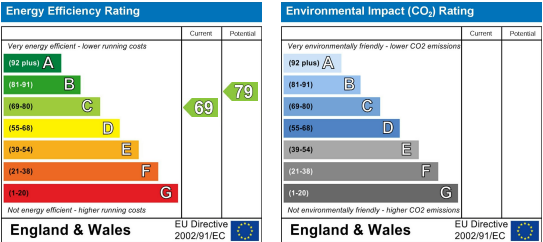
Floor Plan



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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