



Stoneacre  
Properties



## Stair Foot Lane

Leeds, LS17 5EN

£825,000





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## Entrance

Entering the property you are welcomed into the entrance hallway which offers access to the lounge, kitchen and w/c.

## Lounge

Formal lounge is wonderfully presented with some fantastic original features throughout. The room is bright and airy and boasts a feature fireplace as well as offering plenty of space for seating. The lounge leads seamlessly through to the dining room and also offers access through to the kitchen.

## Dining Room

The dining space is great for more formal get togethers and is easily accessed from the kitchen as well as offering direct access through to the formal lounge.

## Den (Reception Room)

The third reception room is an extension to the property completed by the current owners, it offers a naturally bright seating area given it has multiple aspect windows which make the most of the fantastic gardens and views. This reception room can be opened up to the lounge via internal double doors, and to the dining room via internal bifolding doors, creating a wonderful space for hosting.

## Kitchen

A true country style kitchen with dark wood cabinets, a range cooker, solid worktops and wooden beams to the ceiling. The kitchen is complete with integrated dishwasher and fridge/freezer, and offers space for an informal dining table, ideal for every day use. French doors lead out to the rear patio and garden and access is offered to the garage.

## Garage

A great storage space, and to the rear of the garage is the 'utility room' housing the washing machine and dryer, all very accessible from the house.

## Landing

The first floor landing is spacious and offers some great views, alongside access to all four bedrooms and the house bathroom.

## Bedroom 1

The primary bedroom offers an abundance of storage space with fitted wardrobes. The also boasts a sink and shower.

## Bedroom 2

Second double bedroom with fitted wardrobes.

## Bedroom 3

Single bedroom with fitted wardrobes and sink.

## Bedroom 4

Single bedroom with fitted storage.

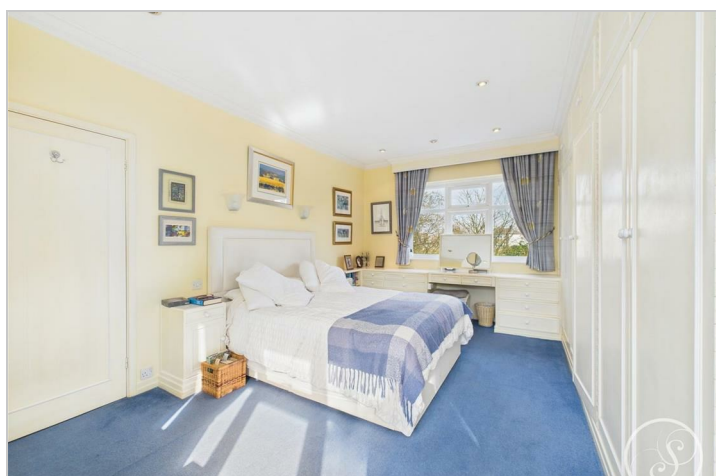
## Bathroom

5-piece house bathroom with shower, bath, toilet, sink and bidet. There is also a useful storage cupboard.

## External

To the front of the property is a large block paved driveway that leads up to the garage. A dry stone wall separates the driveway and front garden. The front garden is a well presented 'wild' garden. Side access is offered down both sides of the property to the rear, where there is one of the most impressive and private rear gardens. Perfectly maintained the

garden boasts a spacious lawned area with mature plants and shrubbery to the borders. A large patio seating area, also accessed from the kitchen, which captures the sun throughout the entirety of the day.





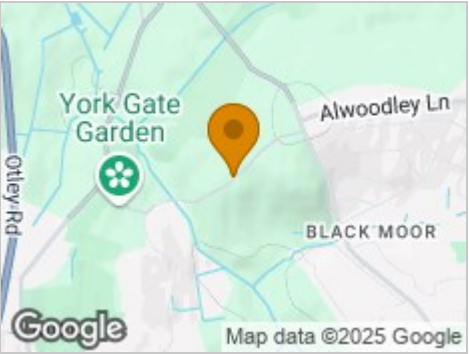
Road Map



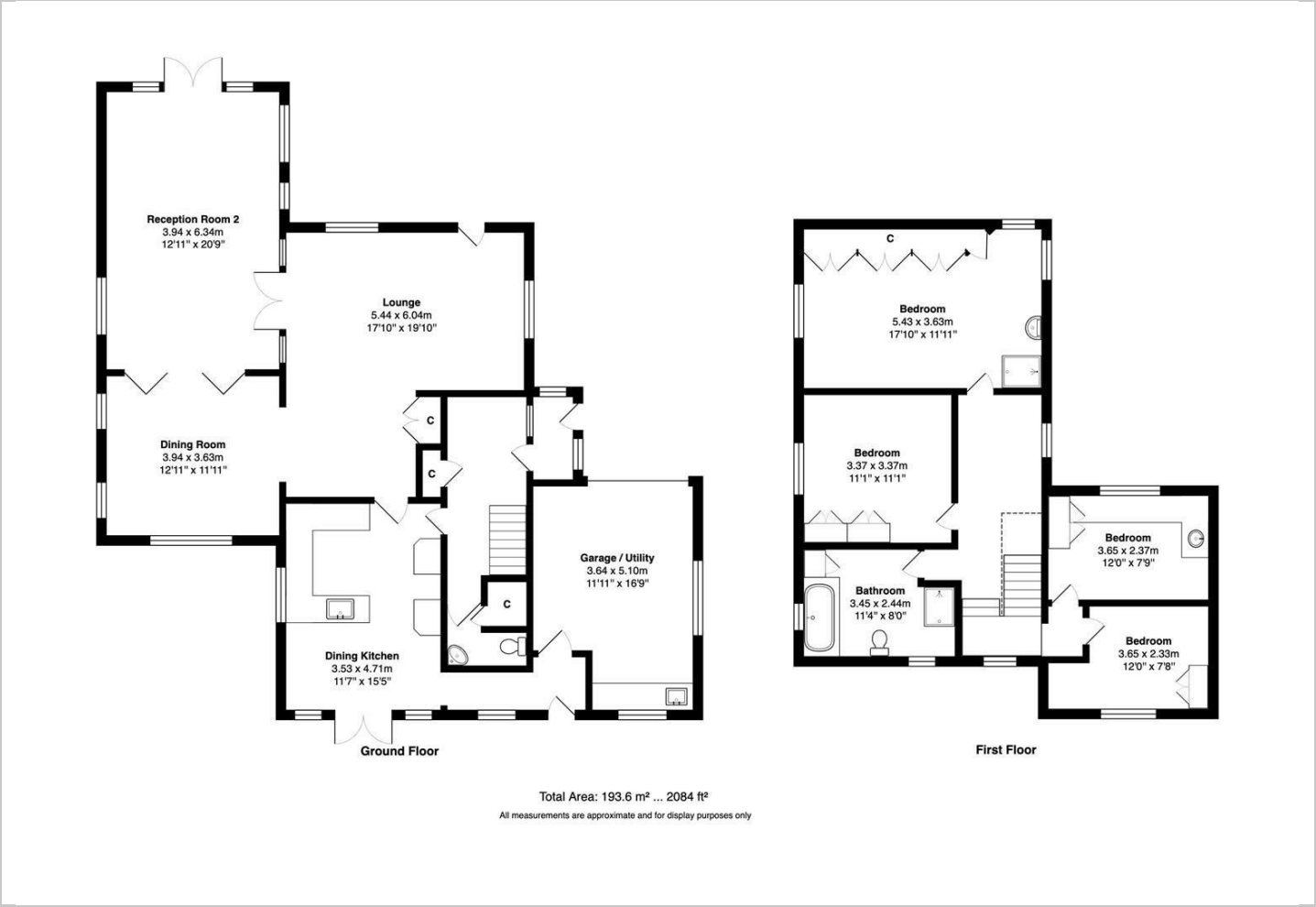
Hybrid Map



Terrain Map



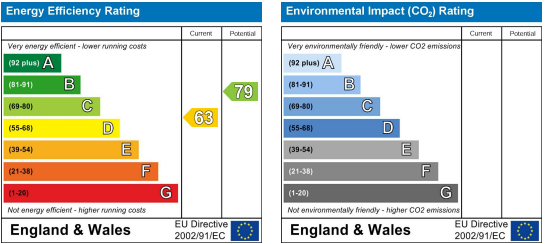
Floor Plan



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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