



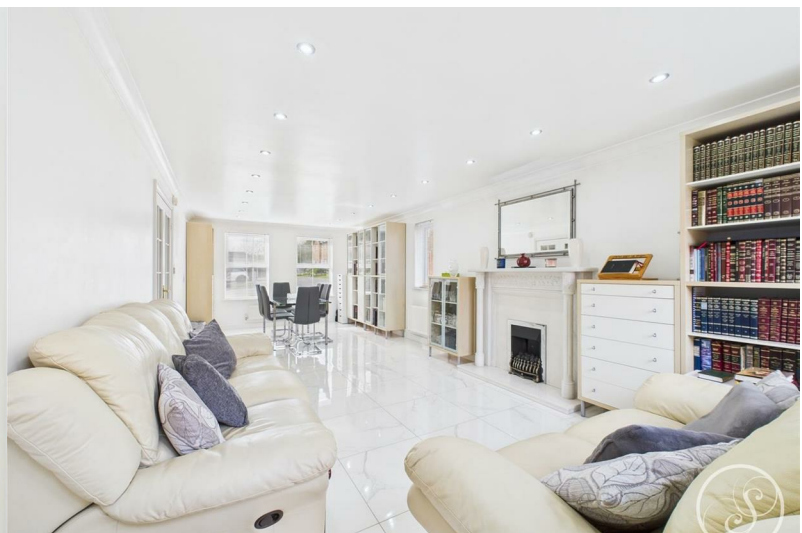
Stoneacre
Properties



Stoneleigh Way

Leeds, LS17 8FL

£795,000



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Entrance

Entering the property you are welcomed into the spacious entrance hallway which boasts double height ceilings, cloakroom storage cupboards and offers access throughout to the ground floor with separate glass double doors leading to reception room 1 and to reception room 2, access is also offered to the kitchen, utility room and w/c. Karndean flooring runs throughout the hallway and into reception room 2.

Reception Room 1

Currently set up as a formal lounge/dining room the room has recently been retiled and is flooded with natural light giving the room a really bright and airy feel. This is helped by dual aspect windows to the front and side of the property, as well as French Doors that lead out to the rear patio and garden. The room spans over 26 feet in length and is a great formal hosting space. It is complete with feature fireplace.

Reception Room 2

Currently set up as a home gym, this room has a multitude of other possible uses, including a dining room given it has direct access to the kitchen, a playroom or music room. Like reception room 1, French doors lead out to the rear garden. There is also the potential, if so desired to knock through reception room 2 into the kitchen/diner to create a large open plan living space with access out to the rear garden.

Kitchen/Diner

Well presented kitchen is made up of wall and base units and comprises integrated double ovens, gas hob with extractor above, there is plumbing and

space for a dishwasher, and space for fridge/freezer. The kitchen offers ample storage space as well as space for a dining table. French Doors lead out to the rear garden.

Utility Room

Boasting storage space and housing the washing machine and dryer. External door offers access to the side of the property. The integral garage is accessed via the utility room.

w/c

Comprising toilet and sink.

Integral Garage

Accessed via the utility room, the garage boasts double electric doors and an abundance of storage space if not used for cars.

Landing

A spacious, split landing offers access to 5 bedrooms, the house bathroom and the den, as well as access to the loft.

Bedroom 1

The primary bedroom is exceptionally spacious and much like the lounge is flooded with natural light. The primary bedroom boasts fitted storage and is complete with en-suite and a walk-in wardrobe.

En-suite 1

Comprising toilet, sink and shower.

Bedroom 2

The second or 'guest' bedroom is another well proportioned large double bedroom with fitted wardrobes and an en-suite bathroom.

En-suite 2

Comprising toilet, sink and shower.

Bedroom 3

Currently set up as a home office, this third large double bedroom features plenty of fitted wardrobe space, and can comfortably accommodate a double/king size bed and additional bedroom furniture.

Bedroom 4

Fourth double bedroom with built in wardrobes.

Bedroom 5

The smallest of the 5 bedrooms but can still accommodate a double bed and is complete with fitted wardrobes.

Bathroom

4-piece main house bathroom with shower, bath, toilet and sink.

Den

To the first floor is a 6th living room that makes for a perfect den/sitting/reading room, or a home office.

Loft

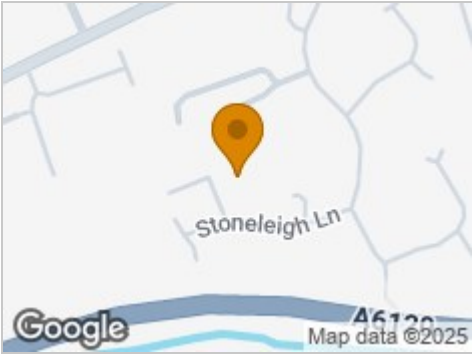
Currently accessed via a loft hatch and ladder, this currently unused space has great potential to extend in to (STP) to add further bedrooms if needed, or can be used as a very useful and spacious storage space.

External

To the front of the property is a spacious driveway that leads up to the double garage, there is also a front garden laid to lawn. Side access is offered to the rear where you will find a large secure garden primarily laid to lawn with patio seating. The rear garden can be accessed via the French Doors from reception room 1, reception room 2 and the kitchen/diner which makes this garden a wonderful space for hosting and socialising, with seamless access in and out of the property.



Road Map



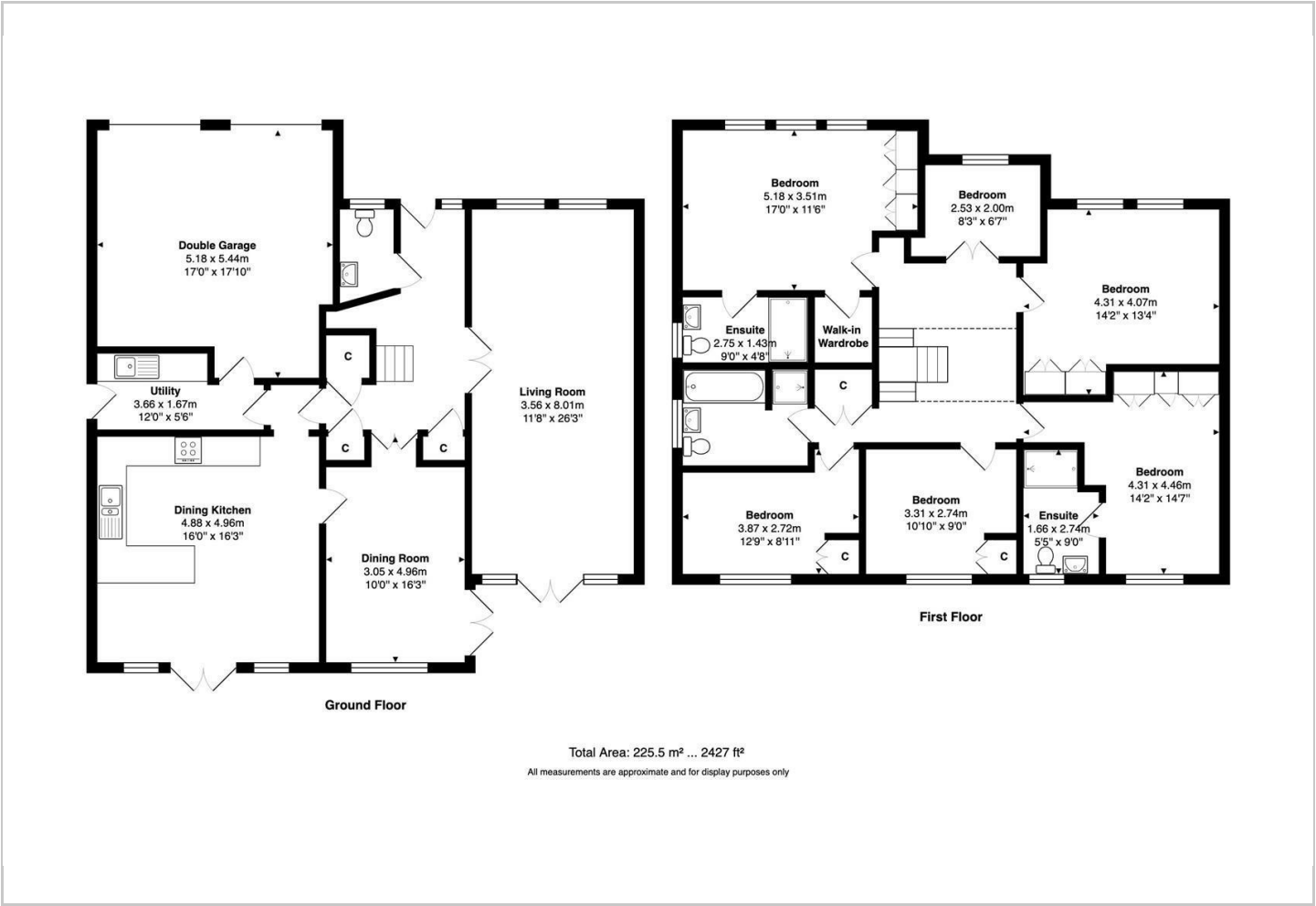
Hybrid Map



Terrain Map



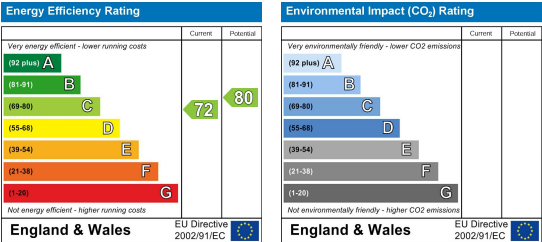
Floor Plan



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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