



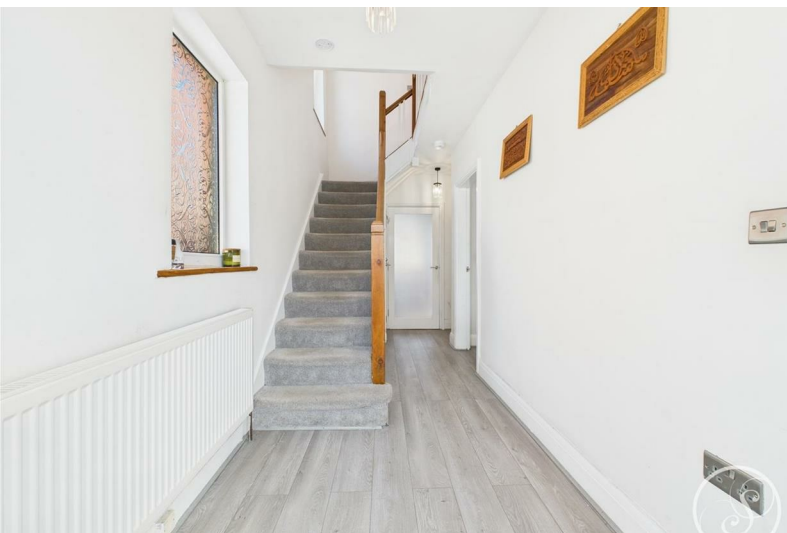
Stoneacre
Properties



St. Martins Crescent

Leeds, LS7 3LH

Offers Over £340,000



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Entrance

Entering the property you are welcomed into the spacious entrance hallway, the original front porch has been opened up to the main hallway creating a bright and open space. The hallway offers access to the lounge, dining room, kitchen and w/c.

Lounge

Spacious formal lounge boasts a large bay window to the front elevation of the property. Ample space is offered for seating and internal bifold doors open up the lounge to the dining room.

Dining Room

Formal dining room is easily accessed from the kitchen via the hallway and is a great space for hosting especially given it opens up to the lounge. Cupboards and shelving are built in to the alcoves. Access is offered through to the utility room.

Kitchen

Modern and newly refitted kitchen is made up of shaker style wall and base units with integrated fridge/freezer, dishwasher, undermounted double oven, gas hob with extractor above, and plenty of storage space. Side door leads out to the driveway and garage.

Utility Room

Dedicated utility room with additional storage space and houses the washing machine and dryer and has a sink.

w/c

Comprising toilet and sink.

Bedroom 1

Spacious double bedroom laid to carpet with large bay window and plenty of space for wardrobes.

Bedroom 2

Second double bedroom overlooking the rear garden with ample space for bedroom furniture.

Bedroom 3

Third single bedroom, also ideal as a home office.

Bathroom

Newly updated bathroom comprises shower over bath, toilet and sink. The old separate w/c is now used as a storage cupboard.

Loft

Accessed via loft hatch and ladder. The vendors advise they have had planning previously approved for a dormer conversion, so this is a possibility for a new owner (subject to checking planning).

External

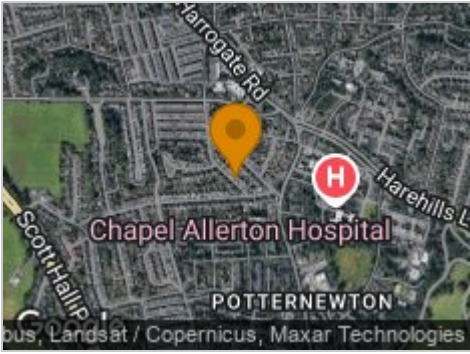
To the front of the property is a spacious block paved driveway with manual metal gate. The driveway runs down the side of the property to the detached garage. The garage is a great size with electrics and manual up and over door. To the rear is a garden laid to lawn.



Road Map



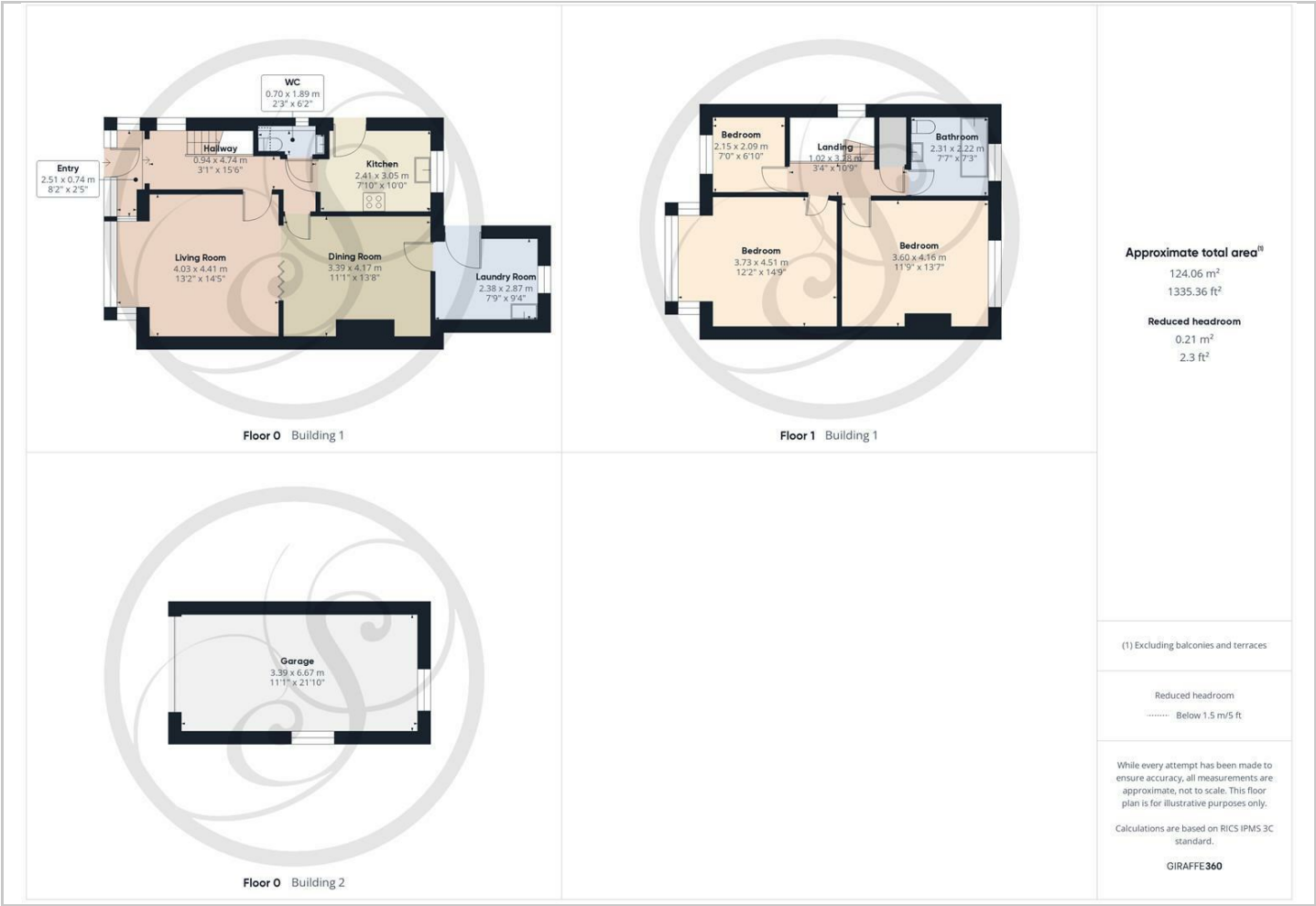
Hybrid Map



Terrain Map



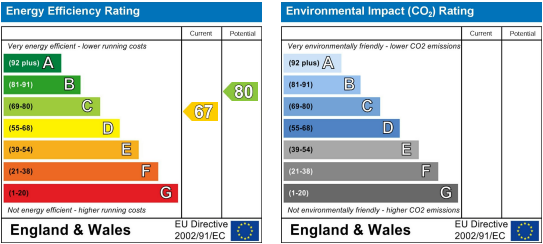
Floor Plan



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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