



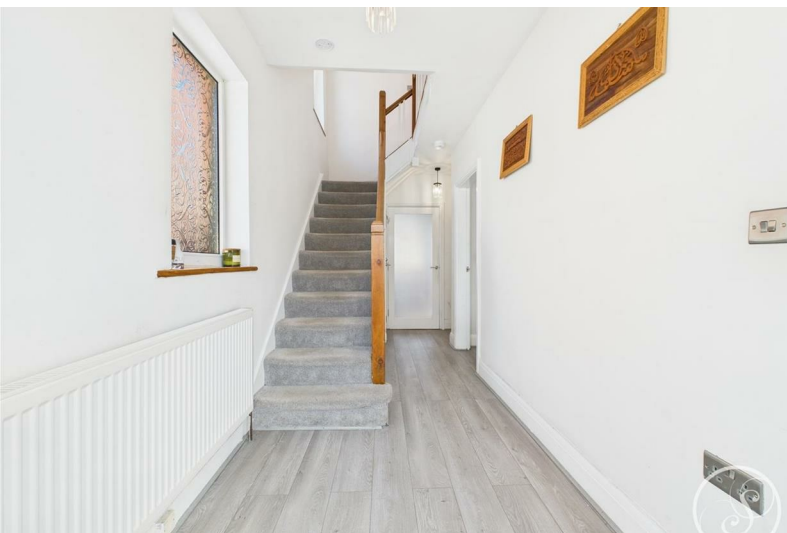
Stoneacre  
Properties



## St. Martins Crescent

Leeds, LS7 3LH

£330,000



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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.





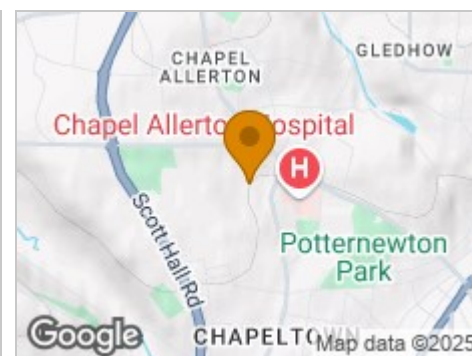
## Road Map



## Hybrid Map



## Terrain Map



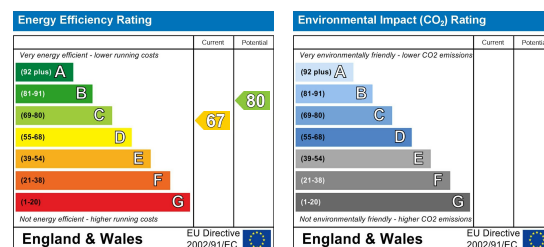
## Floor Plan



## 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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