



Stoneacre
Properties



Elmhurst Close

Leeds, LS17 8BD

£585,000



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Entrance

Entering the property you are welcomed into the entrance porch which continues in to the main hallway. The hallway is spacious and bright with a skylight bringing in natural light. The hallway offers access to the lounge, reception room 2, kitchen, w/c and the garage.

Living/Dining Room

Situated to the rear of the property is this wonderful open plan living space, great for hosting friends and family, especially with access out to the rear garden. The room offers a dedicated lounge area with feature log burner and large glass windows and doors flood the room with light. The dining area is open seamlessly to the lounge area and also offers direct access through to the kitchen. The formal dining space that can seat upwards of 12 guests.

There is the potential here to knock the kitchen in to the current dining space and create a larger kitchen/diner with access to the rear garden.

Kitchen

Generous sized kitchen is made up of wall and base units and comprises integrated double ovens, gas hob with extractor above, space for fridge/freezer, plumbing for dishwasher and ample storage space. Kitchen is complete with a built in table, perfect for more informal dining. Side door leads out to the rear garden.

Reception Room 2

Situated to the front of the property this second reception room offers great versatility, with the potential to be used as a playroom, music room, games room, or an office.

w/c

Comprising toilet and sink and provides access to the utility room.

Utility Room

Houses free standing washing machine and dryer, the boiler, and there is a rear door to the garden.

Garage

Integral double garage with up and over door. A great storage space with the potential to convert to livable space if needed (STP).

Bedroom 1

Large primary bedroom boasts ample space for a double / king size bed as well as wardrobes and dressing table/drawers. The bedroom is complete with en-suite bathroom.

En-suite

Comprising shower, toilet and sink.

Bedroom 2

Second double bedroom overlooks the rear garden.

Bedroom 3

Mirror image of bedroom 2, a further double bedroom.

Bedroom 4

Fourth single bedroom currently set up as a home office.

Bathroom

Main house bathroom comprises, shower over bath, toilet, sink and bidet.

External

To the front of the property is a large block paved driveway that can hold at least 6 cars. To the front of the property is also a large lawned garden. Side access is offered to the rear. To the rear is large garden, primarily laid to lawn with a patio seating area accessed via to living/dining room. The garden is a real sun trap and great for growing or larger families with plenty of space for kids to play.



Road Map



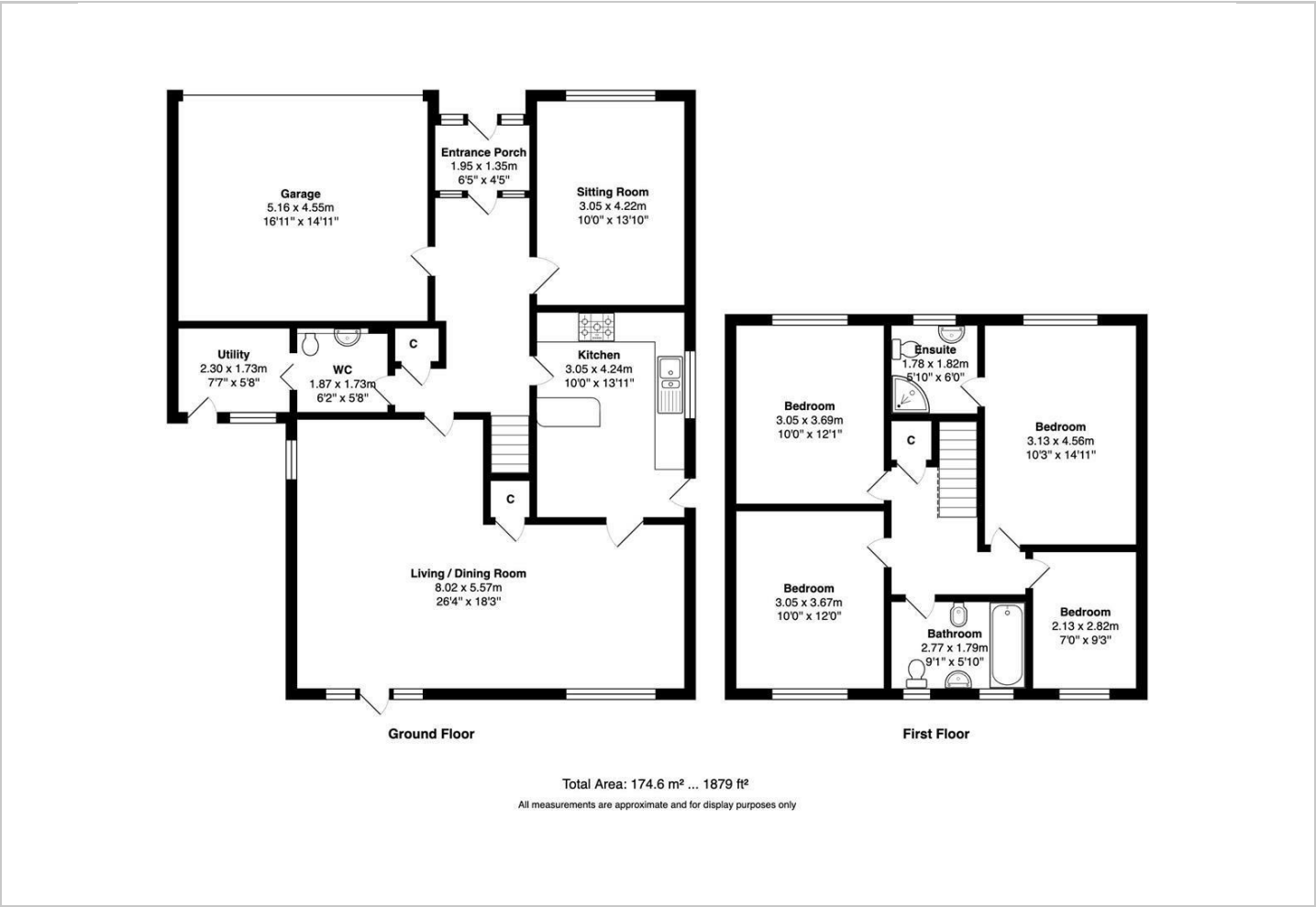
Hybrid Map



Terrain Map



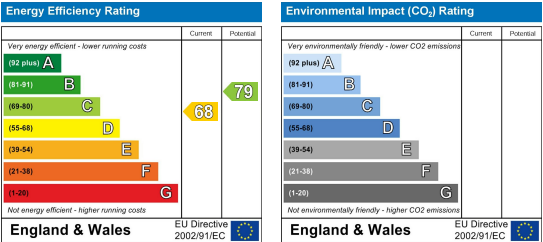
Floor Plan



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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