



Stoneacre  
Properties



## Edgbaston Close

Leeds, LS17 7NG

£485,000





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## Entrance

Entering the property you are welcomed in to the spacious entrance hallway which offers access to reception room 1 and 2, the kitchen and the downstairs w/c.

## Lounge

Spacious formal lounge offers ample space for seating and the rear sliding door leads out to the rear garden. Access is offered to the third reception room.

## Dining Room

Second reception room situated to the front of the property boasts a large bay window overlooking the front garden.

## Reception Room 3

Accessed via the lounge this third reception room has previously been used as a music room, but also makes a great playroom. There is also a great opportunity to knock the kitchen through into this reception room and creating a large open plan living space which would then offer access directly out to the rear garden.

## Kitchen

Made up of wall and base units with integrated double oven, electric hob, dishwasher with space for fridge/freezer. Side door leads out to the side garden and driveway.

## w/c

Comprising toilet and sink.

## Bedroom 1

Large double bedroom with built in wardrobes.

## Bedroom 2

Second double bedroom again with built in units.

## Bedroom 3

Third double bedroom with fitted wardrobes.

## Bedroom 4

Fourth single bedroom also ideal as a home office.

## Bathroom

Comprising bath, walk in shower, toilet, sink and bidet.

## External

The property benefits from a large plot with a front, side and rear garden all primarily laid to lawn with mature plants interwoven throughout. To the side of the property is a large block paved driveway that leads up to the detached double garage.





Road Map



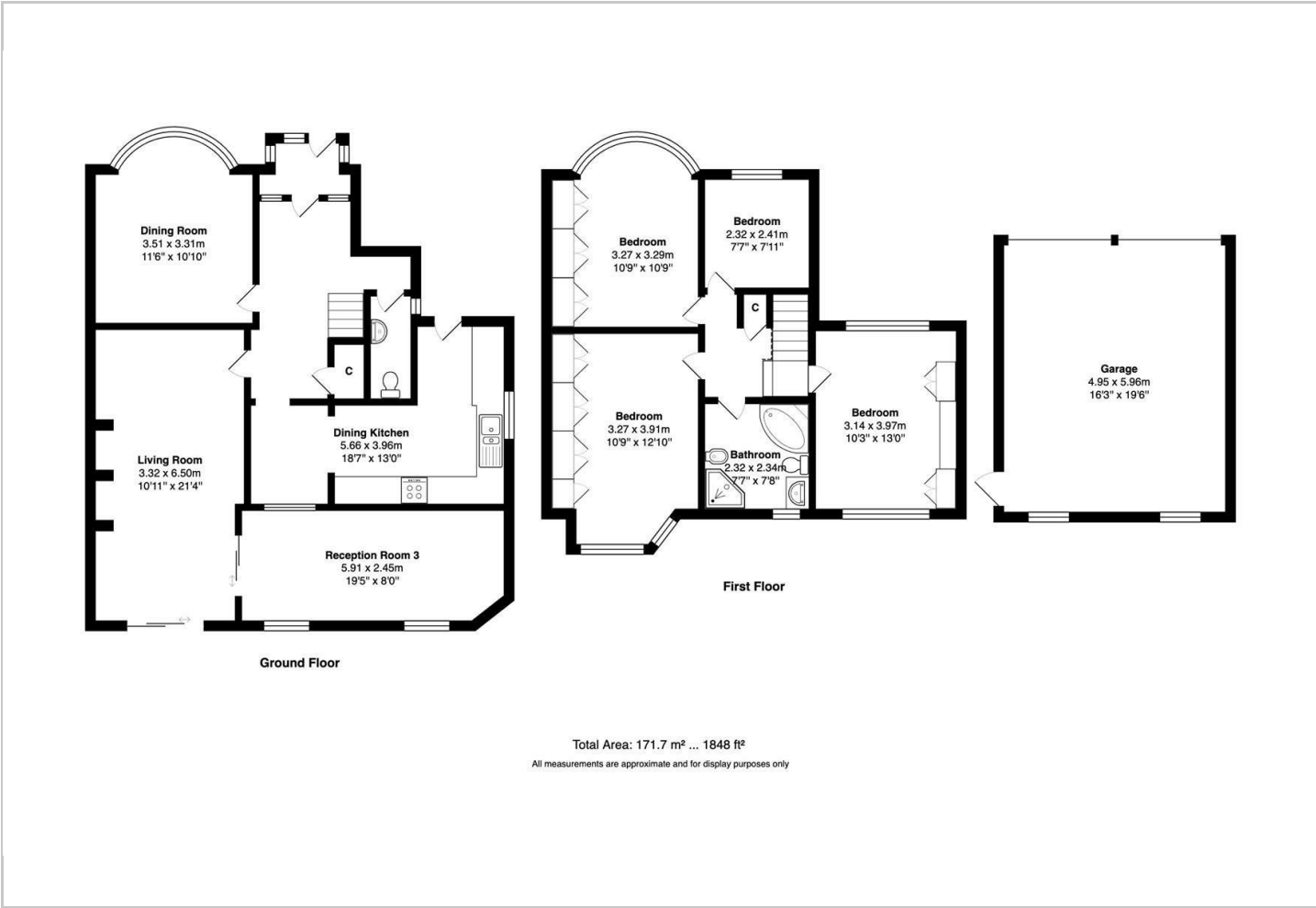
Hybrid Map



Terrain Map



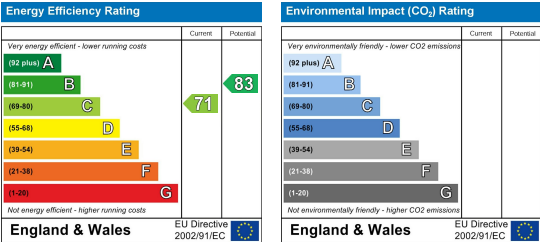
Floor Plan



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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