



Stoneacre  
Properties



## Miles Hill Crescent

Chapel Allerton Leeds, LS7 2EU

£250,000





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## Entrance

Entering the property you are welcomed into the entrance hallway which offers access to the lounge.

## Lounge

Spacious formal lounge offers an abundance of seating space and boasts a feature fireplace as well as French doors leading out to the rear deck and garden. The lounge offers access through to the kitchen.

## Kitchen

Modern kitchen complete with granite worktops and including integrated dishwasher, fridge/freezer, double oven, microwave, electric hob and wine fridge as well as plenty of storage space, there is also space for a dining table. The kitchen offers access to the w/c / utility and a rear door leads out to the garden.

## w/c / Utility

Comprising a downstairs toilet and housing the washing machine and tumble dryer, as well as the combi boiler.

## Bedroom 1

Large double bedroom is laid to carpet and offers an abundance of space for bedroom furniture including wardrobes, drawers and desk. Views out over the rear garden.

## Bedroom 2

Second double bedroom again laid to carpet with ample space for bedroom furniture and overlooks the rear garden. A great guest bedroom.

## Bedroom 3

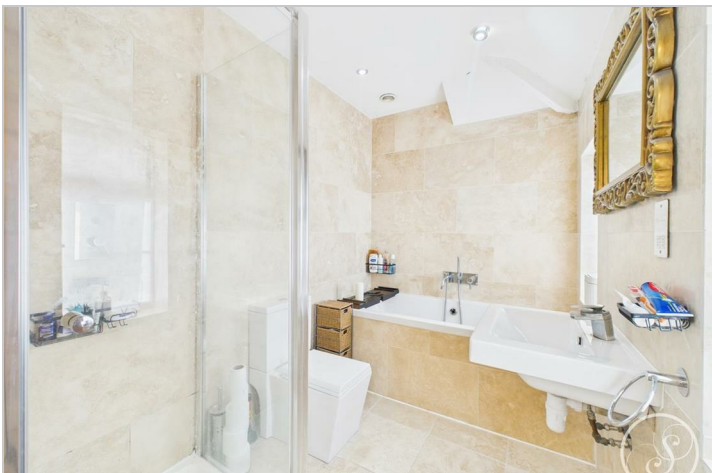
Third single bedroom also ideal as a home office, complete with built in cupboards.

## Bathroom

Modern and tiled main house bathroom boasts a 4-piece suite complete with bath, walk in shower, toilet and sink.

## External

To the front of the property is a front garden and path leading up to the front door. Off street parking is readily available in front of the property. To the rear is a spacious and private rear garden with mature trees and shrubbery to the perimeter. The garden is primarily laid to lawn but boasts a spacious decked area accessed via the French doors of the lounge and rear door of the kitchen. The garden is a wonderful space for hosting and socialising.



Road Map



Hybrid Map



Terrain Map



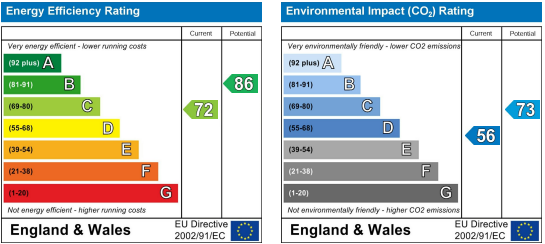
Floor Plan



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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