



Stoneacre
Properties



Hill View Avenue

Leeds, LS7 4PZ

£475,000



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Entrance

Entering the property you are welcomed into the bright and airy open plan living space. Solid oak herringbone flooring runs throughout this floor which boasts a superb fitted kitchen, a formal dining space and sitting area making this the ideal space for hosting and socialising with friends and family. To the front elevation of the property are newly installed bifold windows which further opens up the space.

The bespoke kitchen offers an abundance of storage space and integrated Siemens appliances including larder fridge, undercounter freezer, full size dishwasher, oven, and combi microwave/oven, as well as a Quooker hot tap. The kitchen is complete with a large central island with breakfast bar seating and Corian worktops throughout.

Lower Ground

A bright and airy staircase leads down to the lower ground where there is a rear door leading to the garden and a w/c accessed off the hallway. Hallway leads to the lounge.

Lounge

A spacious formal lounge boasts an abundance of space for seating and is flooded with natural light from the newly installed two-pane bifolding doors which offer a seamless transition between indoor and outdoor. The lounge leads through to the office / bedroom 4.

Office

This further reception room offers a perfect space for a home office or equally a very useful guest bedroom, built in storage cupboard. Window offers natural light into the room.

First Floor Landing

Spacious landing offers access to bedrooms 2 and 3 and the main house shower room. A stylish glass balustrade leads from the first floor to the primary bedroom on the second floor.

Bedroom 1

The primary bedroom is situated to the second floor, this spacious bedroom features bespoke fitted eaves storage and a fitted dressing room with drawers and low level wardrobes, and is finished with an en-suite bathroom. Multiple velux windows keep the room natural bright and airy.

Bedroom 2

Second double bedroom to the first floor boasts fitted wardrobes.

Bedroom 3

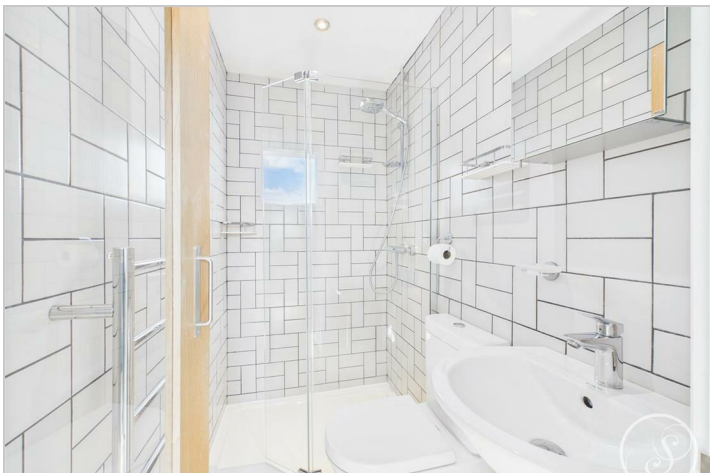
Third double bedroom with fitted wardrobes.

House Shower Room

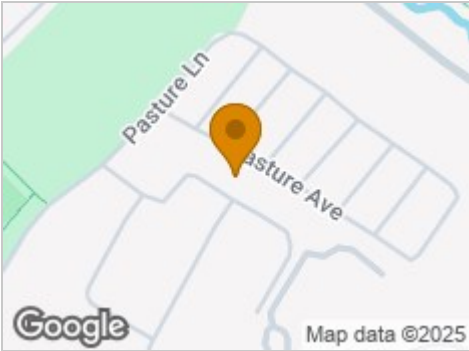
Installed within the last 3 months this modern tiled shower room boasts a large walk in shower, floating vanity sink and toilet.

External

To the front of the property is small garden. A metal gate leads on to the path that leads up to the front door. EV charger situated to the front of the property. To the rear is an enclosed block paved garden with space for seating, outdoor tap, and bike store.



Road Map



Hybrid Map



Terrain Map



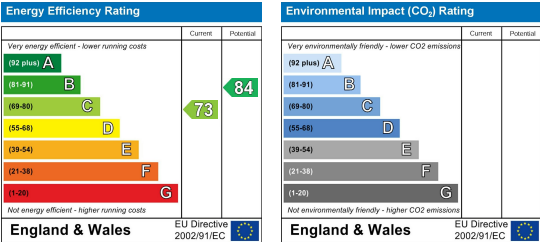
Floor Plan



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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