



Stoneacre  
Properties



## Hamilton Avenue

Leeds, LS7 4EQ

£270,000





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## ENTRANCE/HALLWAY

The property is accessed via a small porch, ideal for wiping feet before entering the main hallway. The hallway features high ceilings, central heating radiator, and a house alarm panel, with access to the front living room, rear living room and dining room, as well as stairs leading to the first floor.

## FRONT LIVING ROOM

A spacious reception room laid to carpet, featuring high ceilings, an electric fireplace, central heating radiator, and a large bay window that floods the room with natural light.

## BACK LIVING ROOM

A generous reception room laid to carpet, offering high ceilings, an electric fireplace, two central heating radiators, and a large window providing plenty of natural light.

## DINING ROOM

A spacious dining area with laminate wood flooring, a central heating radiator, wood burner, and a fitted storage unit. The room provides access to the back garden, the kitchen, and the basement.

## KITCHEN

The kitchen features tiled flooring, storage units around the counter, a gas stove with oven, a wash basin with drainer, and a large window providing natural light.

## BATHROOM

The bathroom is fitted with wood laminate flooring and includes a wash basin with storage, a baby bath unit, a towel radiator, a free-standing shower, a toilet and a frosted window to allow natural lighting.

## W/C

Fully tiled, the W/C includes a toilet, wash basin with drainer, a small frosted window, and a storage unit.

## LANDING

The landing is laid to carpet and features tall ceilings and a central heating radiator. It provides access to the bathroom, W/C, Bedrooms 1, 2, and 3, as well as stairs leading to the second floor.

## BEDROOM 1

A spacious bedroom laid to carpet, featuring tall ceilings, a large window, a central heating radiator, and a fitted wardrobe with mirrored doors.

## BEDROOM 2

A spacious bedroom with wood laminate flooring, tall ceilings, a large window, a central heating radiator, and a wall-mounted electric heater.

## BEDROOM 3

A bright bedroom laid to carpet, featuring a large window and a central heating radiator.

## BEDROOM 4

A spacious bedroom with tall half-dormer ceilings, featuring a large window, central heating radiator, and eaves storage for additional practicality.

## BEDROOM 5

A spacious bedroom with tall half-dormer ceilings, featuring a large window, wooden flooring, central heating radiator, and useful eaves storage.

## BASEMENT

Spacious with tall ceilings and exposed brick walls. Equipped with a boiler, gas meter, electrics, and lighting.

## EXTERNAL

Features a charming, low-maintenance front garden and a spacious, private backyard, perfect for outdoor relaxation and entertaining.



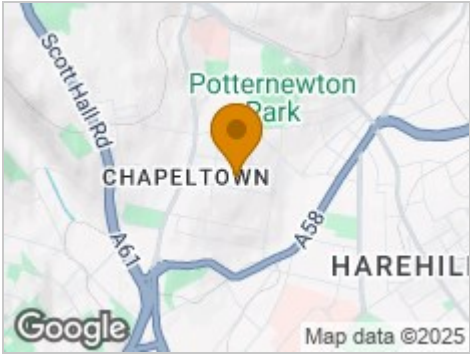
Road Map



Hybrid Map



Terrain Map



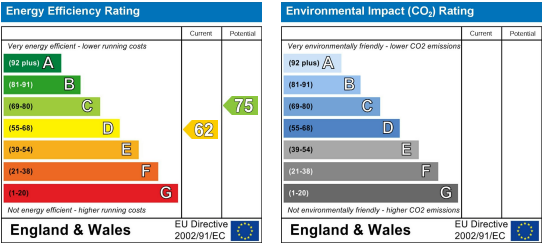
Floor Plan



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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