



Stoneacre
Properties



West Lea Drive

Moortown Leeds, LS17 5BZ

£620,000



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Entrance

Entering the property you're welcomed into the entrance hallway with stairs leading to the first floor accommodation and offering access to and living, kitchen diner.

A further entrance boasts access to the downstairs WC and to the living, kitchen diner.

Downstairs WC

Accessed via the entrance hallway, comprising WC, sink and heated towel rail.

Lounge kitchen diner

This showstopping space is perfect for hosting and entertaining and boasts bifolding doors that lead out to the wonderful split level rear garden.

The kitchen is made up of wall of base units with solid worktops and comprises integrated dishwasher, washing machine, fridge freezer, gas hob with extractor and ample storage. The space also features a fantastic island with built in storage, and also useful understairs cupboard.

The space also features a wonderful dining area with room for a large dining table, along with a cosy snug, and is complete with a fantastic sized lounge with large window.

The space is beautifully finished with laminate flooring throughout and 3 large skylights, which allow tons of natural light to flood the room.

Bedroom One

Great sized double bedroom, laid to carpet with dual aspect windows allowing ample natural light.

Bedroom Two

Lovely sized double bedroom laid to carpet featuring useful built in wardrobes.

Bedroom Three

Single bedroom laid to carpet ideal for home office or nursery.

Bedroom Four

Fourth single bedroom laid to carpet.

Bathroom

Superb modern 4-piece family bathroom, complete with statement flooring and tiling, comprising shower, sink, WC and bathtub, including a large heated towel rail.

External

Externally, the property boasts a stunning enclosed South West facing rear garden, well thought out to maximise space. The garden benefits from a raised decking area with glass balustrade, spacious lawn and a further raised decking area and benefits from custom built flowerbeds. The garden enjoys the sun all day making it perfect for relaxing in the summer months.

The property also benefits from a resin driveway suitable for three cars.



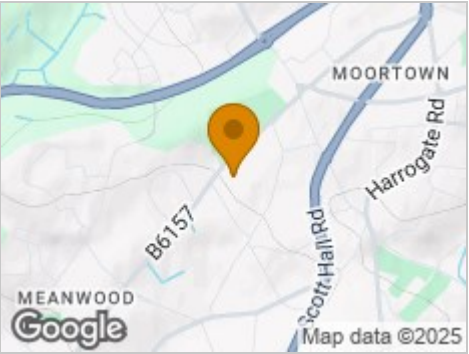
Road Map



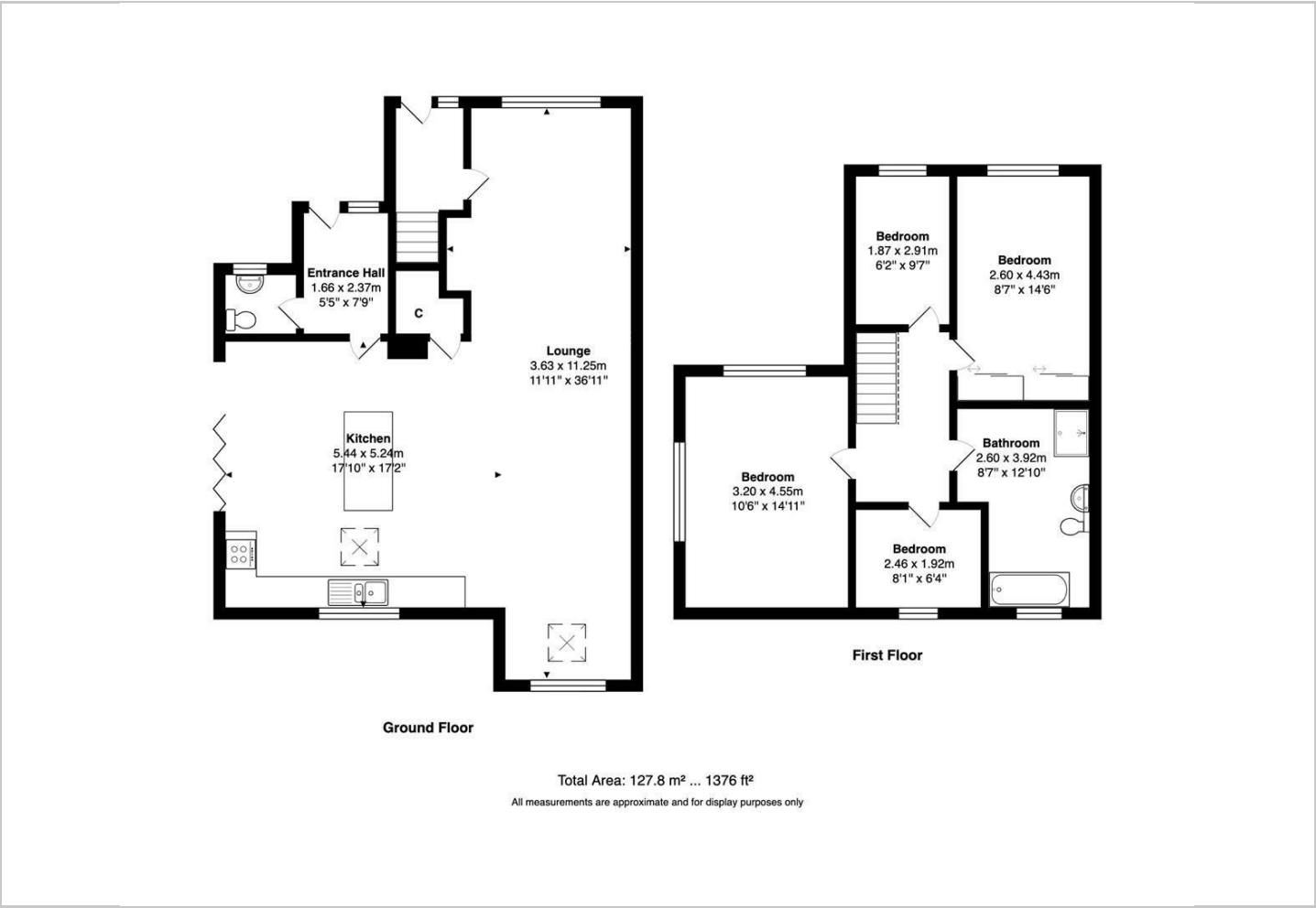
Hybrid Map



Terrain Map



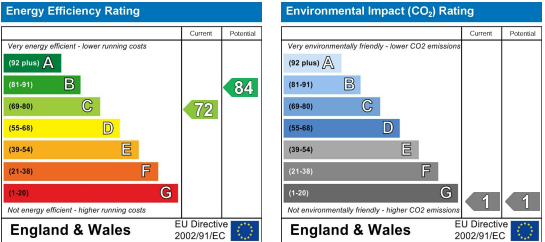
Floor Plan



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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