



Stoneacre  
Properties



## Turnberry Avenue

Leeds, LS17 7TJ

£625,000

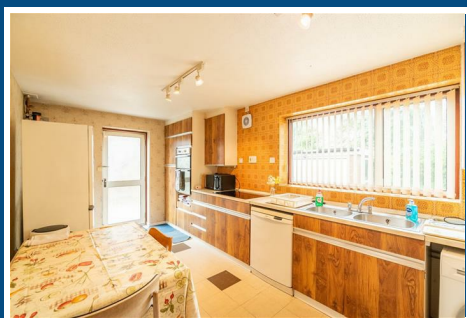




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## Entrance

Entering the property you are welcomed into the entrance porch which continues through to the hallway. The hallway offers access to reception room 4, the w/c, the kitchen and the lounge.

## Lounge

Spacious formal lounge boasts feature fireplace. Internal double doors lead through into the dining room.

## Kitchen

Made up of wall and base units with integrated double oven, electric hob, double bowl sink with drainer, plumbing for dishwasher and washing machine, and space for fridge/freezer. Boiler housed in the kitchen. Side door leads out to the driveway and access is offered to the dining room. There is great potential to knock through the kitchen into the dining room to create an open plan kitchen/diner.

## Dining Room

Spacious dining room overlooking the garden with double doors through to reception room 3 and through to the lounge. Dual aspect windows flood the room with natural light and if opened up to the kitchen would make a superb, bright and airy living space.

## Reception Room 3

Part of the extended section of the property is this spacious sitting room which runs almost the full length of the property boasting dual aspect windows and sliding door out to the rear garden. The room offers an abundance of space for seating and is complete with fireplace.

## Reception Room 4

Fourth reception room to the front of the property is also ideal as a playroom or home office.

## w/c

Comprising toilet and sink.

## Bedroom 1

This expansive primary double bedroom boasts dressing room complete with fitted storage and sink and leads through to en-suite bathroom.

## En-suite

4-piece suite comprising shower, bath, toilet and sink.

## Bedroom 2

Second large double bedroom with space for double bed and space for a dressing or sitting area to the far end of the room overlooking the garden. This room boasts wonderful golf course views.

## Bedroom 3

Third large double bedroom with fitted wardrobes.

## Bedroom 4

Fourth double bedroom with fitted wardrobe.

## Bedroom 5

Fifth double bedroom with fitted wardrobes.

## Bathroom

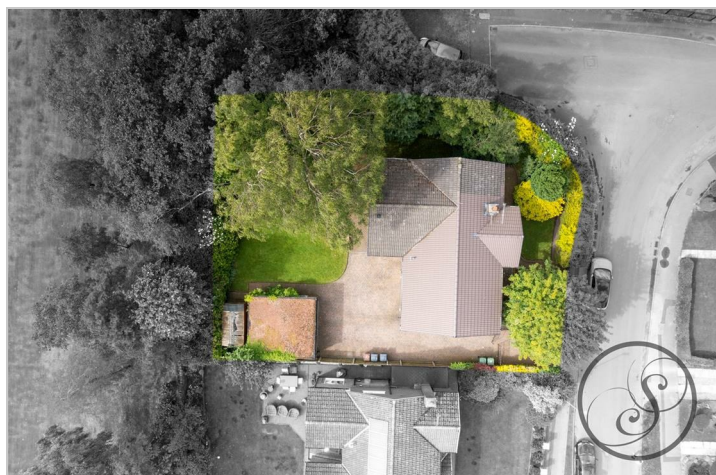
House bathroom with shower, toilet and sink.

## Garage

Large double garage with new electric door. A great space for storage and is large enough for a car.

## External

Externally, to the front of the property is a lawned garden and hedges offering privacy. A large block paved driveway runs down the side of the property to the garage. To the rear is a beautifully presented and mature lawned garden with patio seating area. Mature shrubbery runs around the border offering privacy. The garden backs on to Moortown Golf Course and thus provides unobstructed far reaching views.



## Road Map



## Hybrid Map



## Terrain Map



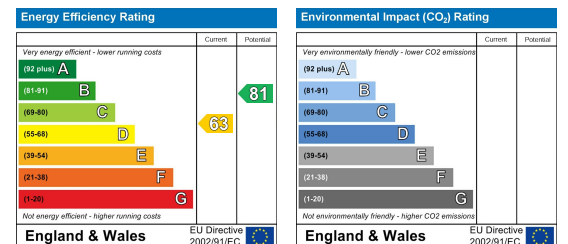
## Floor Plan



## 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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