



Stoneacre  
Properties



## Linton Crescent

Leeds, LS17 8PZ

£400,000



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## Entrance

Entering the property you are welcomed into the entrance hallway which leads through to the open plan kitchen/diner and to the lounge.

## Lounge

Well presented and cosy formal lounge boasts feature fireplace and large window to the front elevation of the property flooding the room with natural light. Laminate flooring runs seamlessly from the kitchen/diner into the lounge.

## Kitchen/Diner

Open plan living space boasts a modern fitted kitchen made up of shaker style wall and base units and comprises integrated dishwasher and freestanding oven with gas hob and extractor above. There is an abundance of storage space, breakfast bar seating and the kitchen is complete with wood worktops. The kitchen is open to the dining area and also leads through to the second living room. Access is also offered from the kitchen to the utility room, w/c and integral garage.

## Utility

Houses the washing machine and dryer, and leads to the garage, and rear door to the garden.

## w/c

Comprising toilet and sink

## Garage

Ideal storage space with electric roller door.

## Living Room

The extended part of the house offers a second reception room with bifold doors to the rear garden.

## Bedroom 1

Spacious double bedroom laid to carpet with sliding fitted wardrobes.

## Bedroom 2

Second large double bedroom with fitted storage.

## Bedroom 3

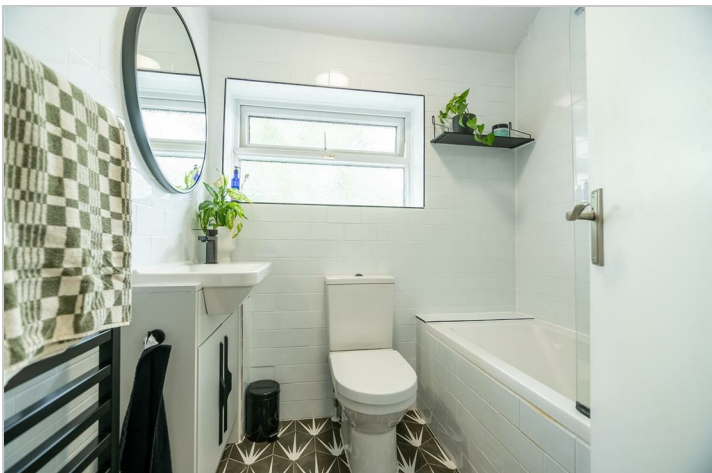
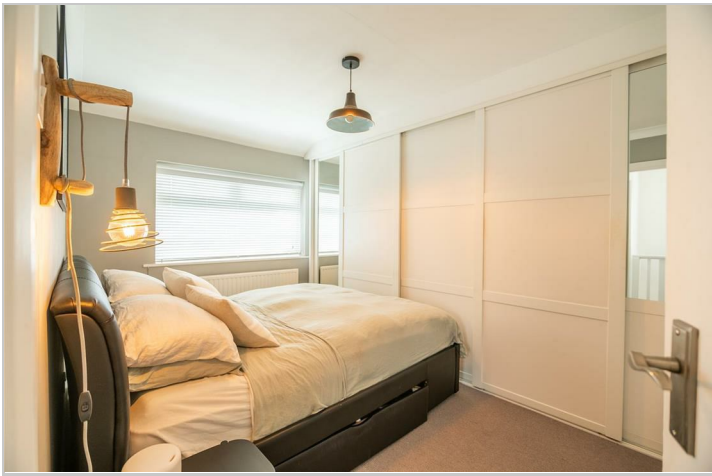
Third bedroom, also ideal as a home office or nursery.

## Bathroom

Tiled main house bathroom with shower over bath, toilet and sink.

## External

To the front of the property is a block paved driveway that leads up to the garage, and a front garden laid to lawn. To the rear is a private West facing garden with patio seating area and lawned garden. The rear garden is a wonderful space for hosting and socialising with it opening up entirely to the open plan ground floor living space.



## Road Map



## Hybrid Map



## Terrain Map



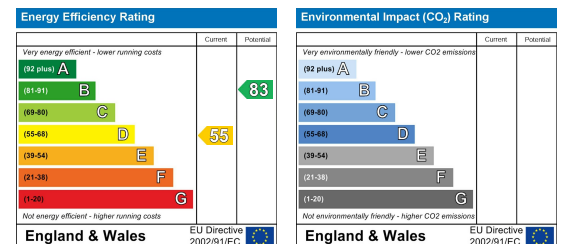
## Floor Plan



## 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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