



Stoneacre
Properties



Hawks Nest Gardens East

Leeds, LS17 7JQ

£650,000



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Entrance

The property offers a truly striking front elevation with large amounts of glazing which helps flood the property with natural light. As you enter the property you are welcomed into the entrance hallway which boasts double height ceilings a modern staircase with glass balustrade and tiled flooring which continues into the w/c and kitchen/living/diner.

Reception Room

To the right of the entrance hallway is the spacious formal reception room spanning 28 feet in length. Currently set up as a formal sitting room to the rear and dining room to the front of the room, offering so much space there is great versatility with the space. To the front elevation of the property the glazing continues with floor to ceiling windows, and to the rear of the room French doors lead out to the rear garden. Oak flooring runs throughout this reception room.

w/c

Comprising toilet and sink.

Office

Accessed off of the kitchen, this room makes a great office space but could equally be used as a playroom or gym.

Kitchen/Living/Diner

The heart of this superb home is the fantastic open plan kitchen/living/diner, totaling 525 sqft the room offers a wonderful space for hosting and socialising especially with the 6-pane bifold doors that open straight out on to the patio. The kitchen is finished to an extremely high standard with a large central island and a plethora of integrated appliances,

including, full height fridge and full height freezer, microwave oven, oven, steam oven, warming draw, coffee machine, dishwasher, gas hob with extractor above, all finished with marble worktops. The room offers space for a dining table as well as a seating area.

Landing

Overlooking the entrance hallway and offering access to all three bedrooms, main bathroom and the utility room. Oak flooring runs through the entire first floor.

Bedroom 1

Primary bedroom with space for wardrobes is complete en-suite bathroom.

En-suite

4-piece suite, with walk in shower, free standing bath, toilet and sink.

Bedroom 2

Second large double bedroom.

Bedroom 3

Third large double bedroom.

Bathroom

Comprising shower, toilet and sink.

Utility Room

Situated to the first floor, houses the washing machine and dryer. Utility room leads to the boiler room.

External

To the front of the property is a spacious tarmac driveway, as well as a lawned garden with mature

trees. Side access is offered to the rear. To the rear is well landscaped two tier garden with patio seating area to the front of the garden accessed via the bifold and French doors, steps lead up to the raised lawned garden with glass railings. Mature plants run around the perimeter of the lawn.



Road Map



Hybrid Map



Terrain Map



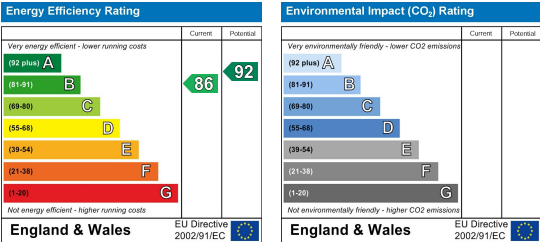
Floor Plan



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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