



Stoneacre  
Properties



## Brookhill Drive

Leeds, LS17 8QG

£325,000



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## Entrance

Entering the property you are welcomed into the entrance hallway which offers access to the lounge and to the bathroom.

## Lounge

Large formal lounge boasts a feature fireplace and a large window to the front elevation of the property which floods the room with natural light. The lounge offers access through to the dining room and to the kitchen.

## Dining Room

Second reception room situated to the rear of the property. Offering access to the kitchen and to the utility room.

## Kitchen

Made up of wall and base units with integrated double oven, gas hob with extractor above, and ample storage space. There is the potential to expand the kitchen into the dining space and create a larger open plan kitchen/diner.

## Utility Room

Housing the boiler as well as providing space and plumbing for the washing machine and the dryer. Rear door out to the garden.

## Bathroom

Situated to the ground floor and comprising shower over bath, toilet and sink.

## Bedroom 1

Large double bedroom with wall to wall fitted wardrobes offering a great storage space.

## Bedroom 2

Second double bedroom with fitted wardrobes.

## Bedroom 3

Third single bedroom / home office overlooking the garden.

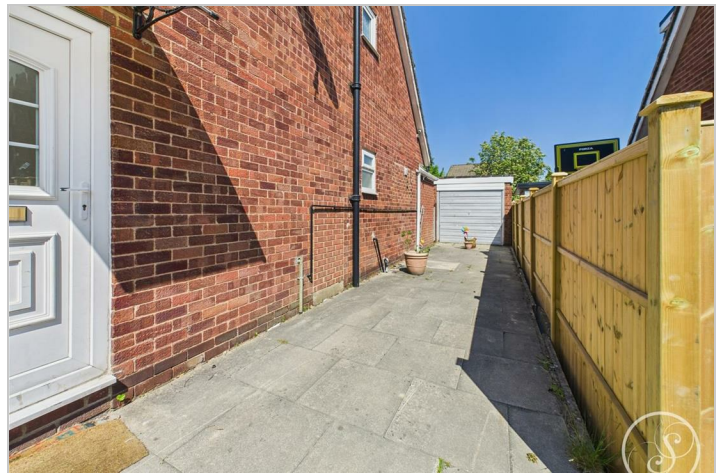
## Garage

Detached brick built garage is set back from the main property. The garage boasts a new roof, electrics and a side door from the garden.

## External

To the front of the property is a front garden and driveway that runs down the side of the property. To the rear is the detached garage and a spacious enclosed rear garden.





Road Map



Hybrid Map



Terrain Map



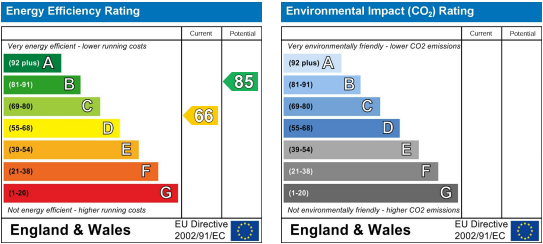
Floor Plan



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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