

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Stoneleigh Lane

Leeds, West Yorkshire, LS17 8FJ

Offers Over £450,000



Council Tax: D



# 8 Stoneleigh Lane

Leeds, West Yorkshire, LS17 8FJ

Offers Over £450,000



## Open Porch

4'6" - 4'3" (1.37m - 1.30m)

Store room housing the meters.

## Entrance Hall

18'9" (max) - 7'3" (max) (5.72m (max) - 2.21m (max))

Radiator, storage under the stairs and stairs to the upper levels.

## Downstairs W/C

7'6" - 3'0" (2.29m - 0.91m)

Wash hand basin, radiator and w/c.

## Study

9'3" - 9'0" (2.82m - 2.74m)

Radiator and double doors to the rear gardens.

## Utility Room

6'9" - 6'0" (2.06m - 1.83m)

Boiler, radiator, door to the rear garden, tiled splash back, plumbing for washing machine and a range of wall and base units.

## First Floor Landing

10'9" (max) - 7'6" (max) (3.28m (max) - 2.29m (max))

Radiator and stairs to the upper and lower levels.

## Lounge Dining Room

19'7" (max) - 16'6" (max) (5.97m (max) - 5.03m (max))

Radiator and double doors to the balcony.

## Balcony

16'6" (max) - 5'0" (max) (5.03m (max) - 1.52m (max))

With views over green belt fields.

## Kitchen Breakfast Room

16'6" (max) - 9'3" (max) (5.03m (max) - 2.82m (max))

Stainless steel double sink, with drainer, gas hob with extractor over, double fan oven, tiled splash back, radiator, dish washer and a range of wall and base units.

## Second Floor Landing

11'2" (max) - 10'0" (max) (3.40m (max) - 3.05m (max))

Radiator and stairs to the upper and lower levels.

## Airing Cupboard

3'2" - 2'9" (0.97m - 0.84m)

Housing the hot water tank.

## Bedroom Two

11'3" (max) - 10'6" (max) (3.43m (max) - 3.20m (max))

Built in wardrobes and radiator.

## Ensuite

6'3" (max) - 5'9" (max) (1.91m (max) - 1.75m (max))

Fully tiled walls and floor, shower room with glass enclosure, wash hand basin, radiator and w/c.

## Bedroom Three

12'0" (max) - 9'0" (max) (3.66m (max) - 2.74m (max))

Radiator and built in wardrobes.

## Bedroom Four

12'0" (max) - 6'9" (max) (3.66m (max) - 2.06m (max))

Radiator.

## House Bathroom

6'9" - 5'9" (2.06m - 1.75m)

Panel bath with shower over, wash hand basin, radiator and w/c.

## Third Floor Landing

7'6" - 4'3" (2.29m - 1.30m)

Stairs to the lower levels, Velux window and access to ample eaves storage.

## Master Bedroom

16'6" (max) - 16'0" (max) (5.03m (max) - 4.88m (max))

Built in wardrobes, radiator and windows with fabulous long distance green belt views.

## Ensuite Bathroom

9'0" (max) - 7'3" (max) (2.74m (max) - 2.21m (max))

Tiled floor, half tiled walls, corner bath, tiled shower cubicle with glass enclosure, wash hand basin, heated towel rail, Velux window and w/c.

## Front Gardens

Grassed lawn with mature trees, plants, bushes and shrubs.

## Driveway

With parking for at least one vehicle.

## Attached Garage

20'6" (max) - 9'0" (max) (6.25m (max) - 2.74m (max))

Up and over door, power and lights.

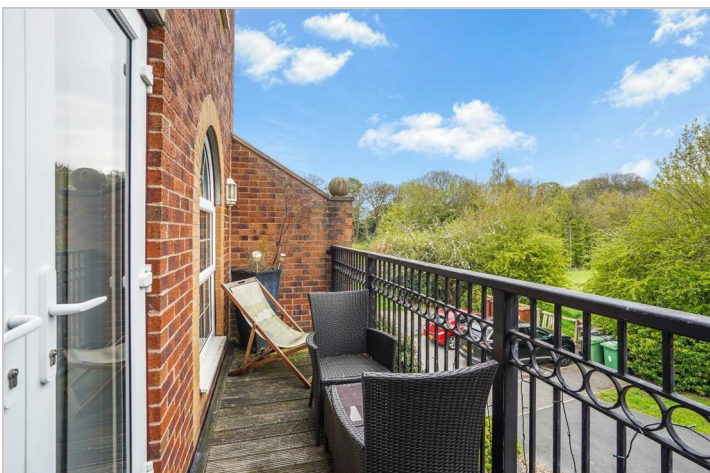
## Rear Garden

Mainly grassed lawns, patio, bushes, plants, flower beds, shrubs and bushes.

Tel: 0113 268 0242

**SUPERB FAMILY HOME – FOUR BEDROOMS – THREE BATHROOMS – MAGNIFICENT LONG DISTANCE VIEWS OVER GREEN BELT – DOWNSTAIRS W/C AND UTILITY ROOM – ATTACHED GARAGE – GARDENS TO THE FRONT AND REAR – DRIVEWAY – BALCONY – OFFICE/STUDY IDEAL FOR HOME WORKING**

A superb opportunity for growing families or anyone looking for well appointed space within a sought after development, is this four bedroom, three bathroom house. Located at the end of a quiet cul-de-sac adjacent to green belt fields, the property is close to good and outstanding schools, restaurants, bars, pubs, parks and transport links to name just some of the great amenities close by. There are gardens to the front and rear, a driveway, attached garage and balcony externally. Internally, it briefly comprise; Ground floor, porch, entrance hall, downstairs w/c, utility room and study/office. On the first floor is the lounge dining room, landing and kitchen breakfast room. On the second floor are three bedrooms, one of which has an ensuite shower room, house bathroom and landing. On the top floor is the master bedroom with a four piece ensuite bathroom, landing and ample under eaves storage. Energy Rating – C



## Road Map



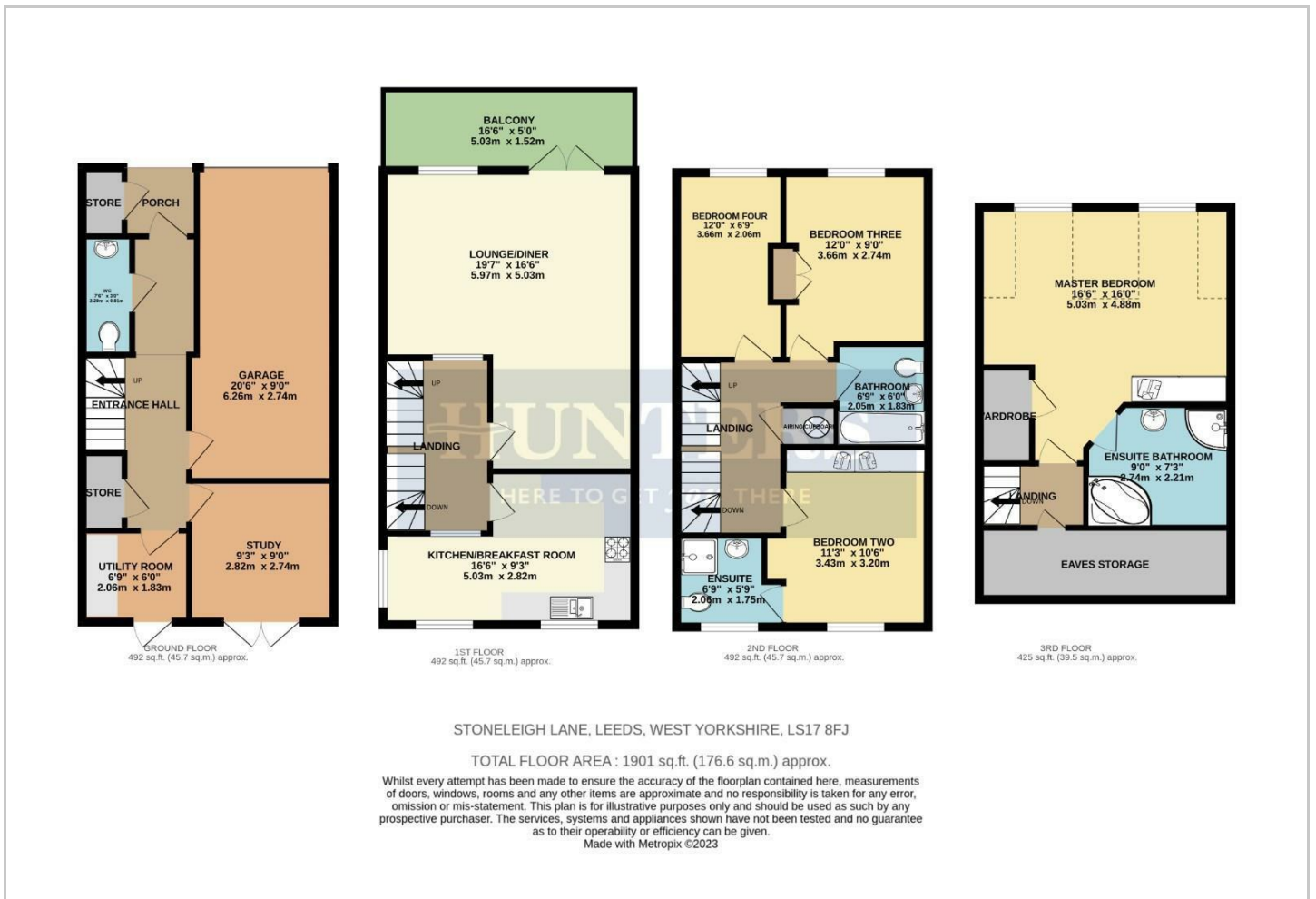
## Hybrid Map



## Terrain Map



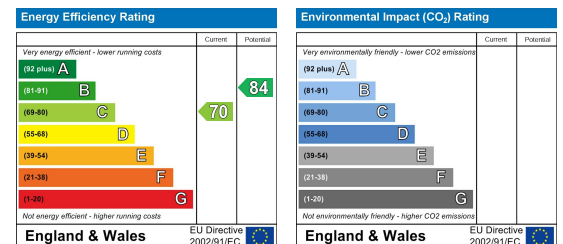
## Floor Plan



## Viewing

Please contact our Hunters North Leeds Office on 0113 268 0242 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.