



**Stoneacre**  
Properties



**Lyndhurst View, Leeds, LS15 4AF**  
**Offers In The Region Of £350,000**

Stoneacre Properties are delighted to offer for sale this unique property that must be viewed to appreciate all that it has to offer. This stunning home is well presented throughout and provides spacious and versatile living accommodation. Situated in a sought after village with good local amenities. Comprising to the ground floor: kitchen with ample storage, large dining room, lounge, guest wc and a office/playroom. To the first floor is three bedrooms and a family bathroom. Externally this property boasts ample off street parking a large rear garden and a garage.

## Kitchen



Fitted with a large range of wall and base units with complementary work surfaces over incorporating a sink and drainer unit, integrated dish washer, plumbing for washing machine. Large storage cupboard and two windows to the rear.

## Dining Room



French doors leading out to the rear garden. Central heating radiator.

## Lounge



To the front is a double glazed window. Central heating radiator. Feature electric fire.

## Office/Playroom



Double glazed window. Staircase leading to first floor.

## Guest WC



Fitted with a wash hand basin and wc.

## First Floor Landing

### Bedroom One



Double glazed window. Built in storage. Central heating radiator.

### Bedroom Two



Double glazed window. Central heating radiator.

### Bedroom Three



Double glazed window. Central heating radiator.

### Bathroom



Fitted with a bath with hand held shower attachment, vanity wash hand basin, wc and shower cubicle. In addition there is a double glazed window and tiling.

### External

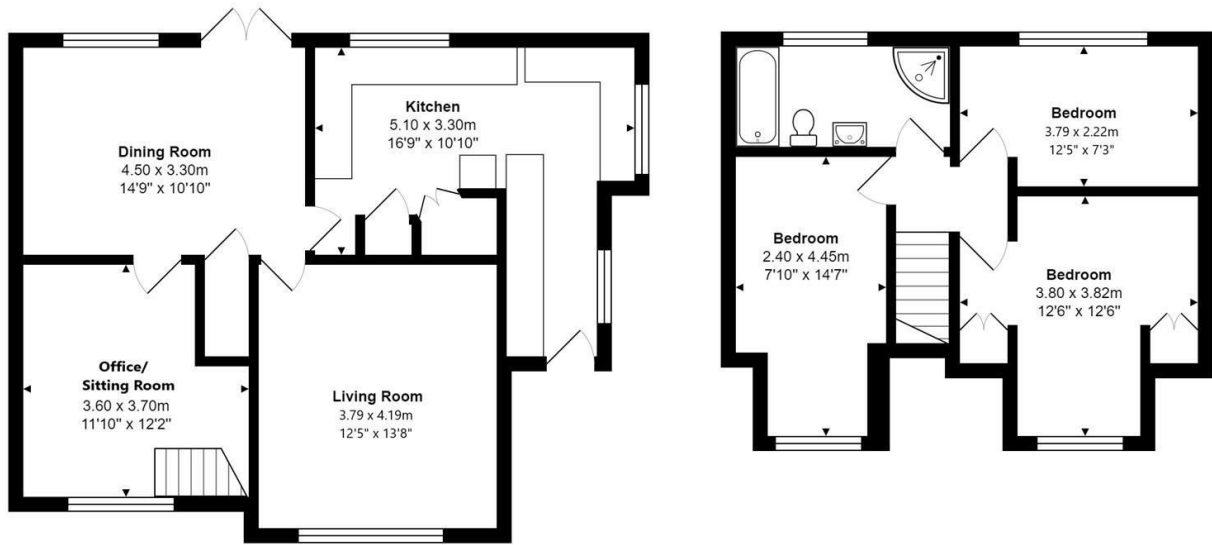


To the front is a garden and ample off street parking. To the rear is a large garden that is mainly laid to lawn with ample space for seating.

### Garage

Power and light.

## Floor Plan



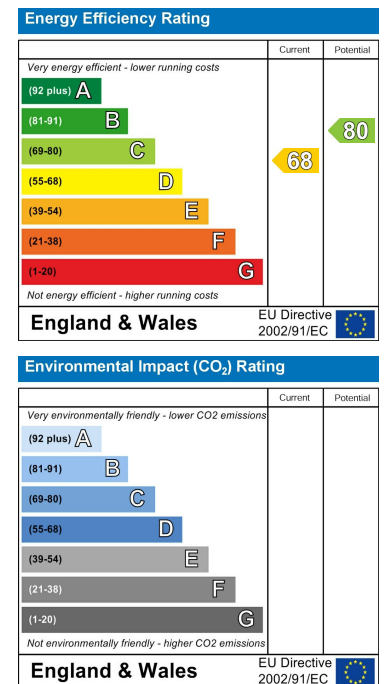
Total Area: 103.2 m<sup>2</sup> ... 1111 ft<sup>2</sup>

All measurements are approximate and for display purposes only

## Area Map



## Energy Efficiency Graph



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