



**Stoneacre**  
Properties



**Church Lane, Leeds, LS15 8BD**

**£355,000**

Stoneacre Properties are delighted to offer for sale this spacious semi detached family home. The property is located in a popular area and provides easy access to all the local amenities at Crossgates including the train station. Comprising to the ground floor: spacious inviting entrance hall, guest wc, lounge and a large kitchen/diner/family room. To the first floor this well appointed home boasts three spacious bedrooms and a bathroom. To the second floor is a functional loft space that also benefits from a further bathroom. Externally the driveway provides off street parking and gardens that are ideal for outdoor entertaining. This property will require an internal inspection to fully appreciate the space that is on offer.

## Entrance Hall



Door to front. Central heating radiator. Staircase leading to first floor.

## Guest WC



Fitted with a wc and wash hand basin. In addition there is a double glazed window.

## Lounge



To the front is a double glazed bay window. Central heating radiator.

## Kitchen/Diner/Family Room



Fitted with a large range of wall and base units with work surfaces over incorporating a sink and drainer unit. In addition there is an Island that offers a great space for dining. Space for fridge/freezer. Space for

Range cooker with cooker hood over. Plumbing for washing machine and dish washer. This large family rooms offers various spaces for entertaining or home working. French doors lead out to the rear garden.

## First Floor Landing

Staircase leading to second floor. Central heating radiator. Built in storage.

## Bedroom One



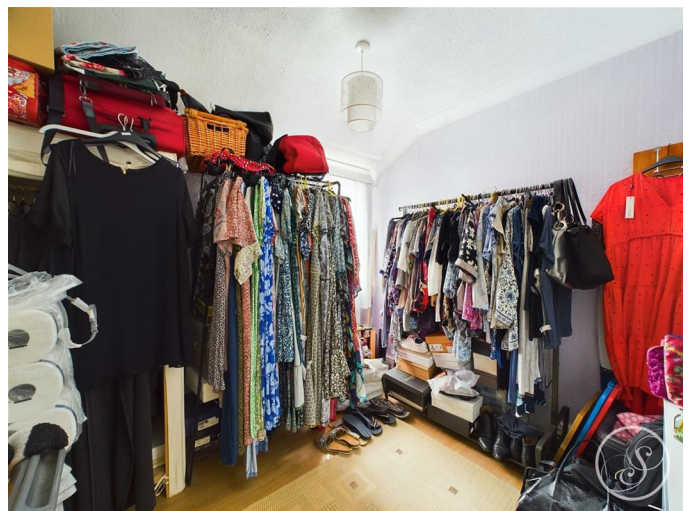
Double glazed window. Central heating radiator.

## Bedroom Two



Double glazed window. Central heating radiator.

## Bedroom Three



Double glazed window. Central heating radiator.

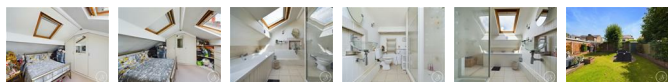
## Bathroom



Fitted with a bath with hand held shower attachment, his and hers wash hand basins, wc and shower cubicle. In addition there is double glazed window and part tiling.

## Second Floor

### Loft Space/Bathroom



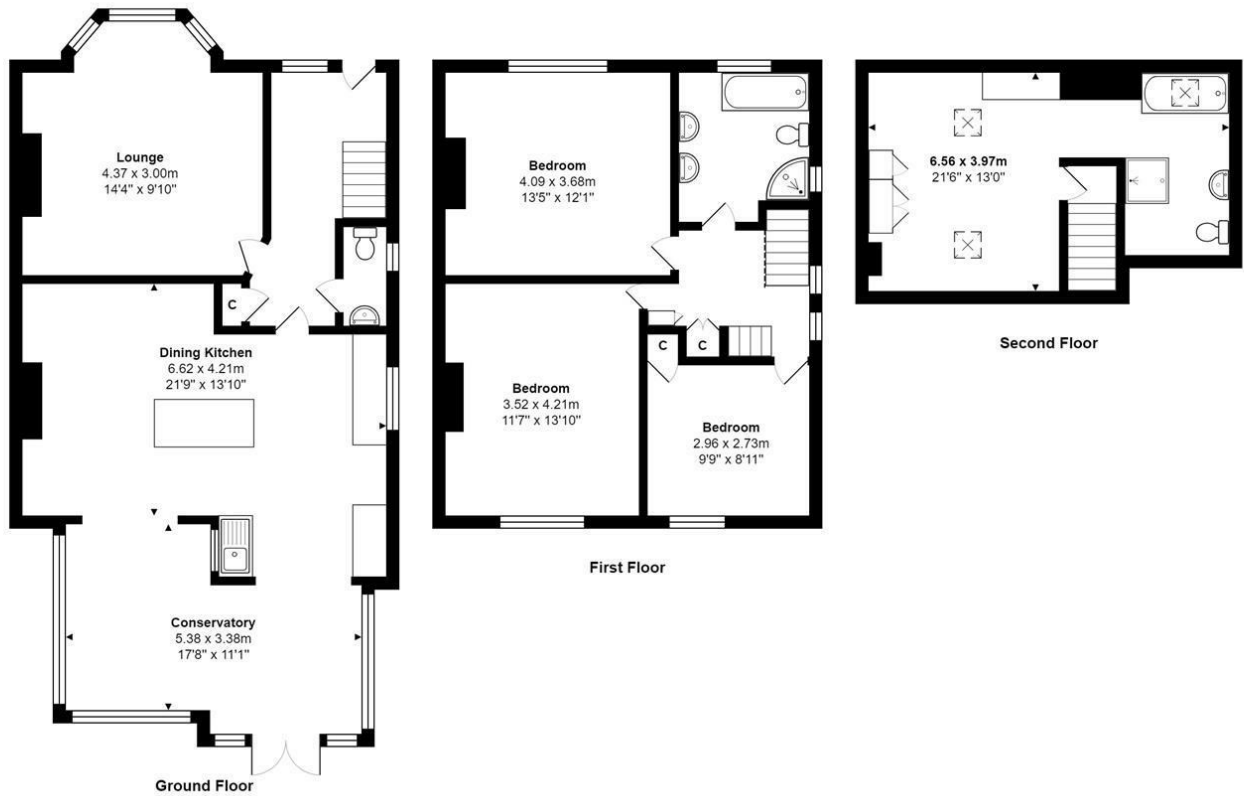
Ample built in storage. Three Velux windows. The bathroom comprises of a bath, shower cubicle, wc and wash hand basin. In addition there is a heated towel rail and part tiling.

## External



To the front the property is accessed via iron gates that lead to paved driveway and a lawned garden. To the rear is a delightful garden that is ideal for outdoor entertaining.

# Floor Plan

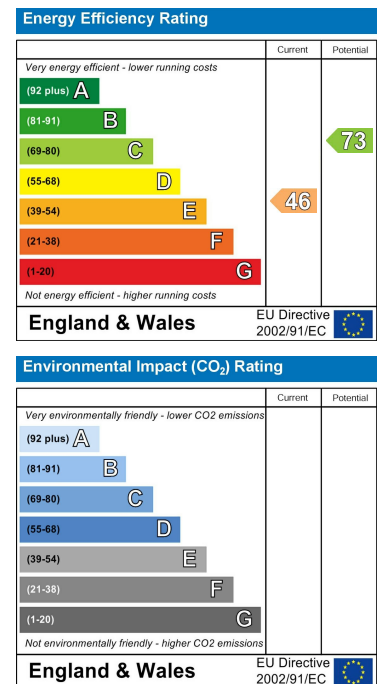


Total Area: 129.3 m<sup>2</sup> ... 1391 ft<sup>2</sup>  
 All measurements are approximate and for display purposes only

# Area Map



# Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

