



Stoneacre
Properties



Pinfold Lane, Leeds, LS15 7SX

£710,000

Stoneacre Properties are delighted to offer for sale this large unique family home. The property is located in a sought after location and boasts fantastic transport links, local amenities and popular schools. The property has been adapted to meet the requirements of a disabled person and now benefits from many additional features. Details of these can be obtained upon request. Comprising to the ground floor: large inviting entrance hall, spacious lounge, dining kitchen, dining room, utility, guest wc, home office and shower room. To the first floor this delightful home boasts six fantastic sized bedrooms, house bathroom, shower room and wc. To the second floor a functional loft space provides another addition to meet the requirements of a large family. Externally to the front is ample off street parking. To the rear is a fully enclosed garden. Viewings are highly recommended to appreciate all that this home currently offers and its further development potential. If you require additional information please speak to a member of our team.

Entrance Hall



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

Lounge



Two central heating radiators. Double glazed window to front. Double glazed window to side.

Dining/Kitchen



Fitted with a range of wall and base units with work surfaces over incorporating a sink and drainer unit. Space for Range cooker and fridge/freezer. Double glazed window. Central heating radiator.

Dining Room



Two French doors to rear. Central heating radiator.

Utility



Fitted with a range of units with work surfaces over. Space and plumbing for washing machine. Space for dryer.

Guest WC



Fitted with a wc and wash hand basin.

Office`



Fitted with a range of built in storage units, central heating radiator. Double glazed window.

Shower Room



Fitted with a shower cubicle, wash hand basin and wc. In addition there is a double glazed window, tiling and a central heating radiator.

Sitting Room



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

First Floor Landing



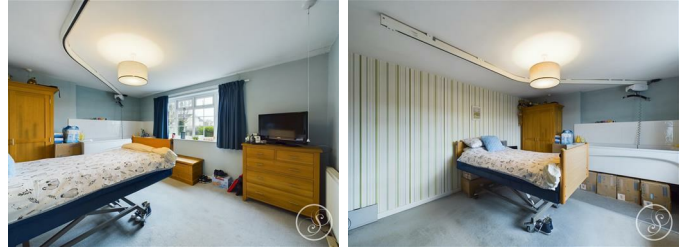
Door leading onto balcony. Central heating radiator.

Master Bedroom



Double glazed window. Central heating radiator. Walk in wardrobe/dressing area.

Bedroom Two



Double glazed window. Central heating radiator.

Bedroom Three



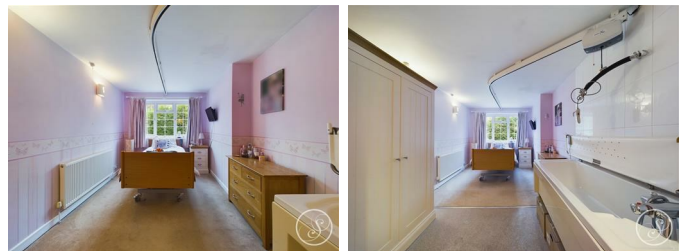
Double glazed window. Central heating radiator.

Bedroom Four



Double glazed window. Central heating radiator.

Bedroom Five



Double glazed window. Central heating radiator.

Bedroom Six



Double glazed window. Central heating radiator.

Shower Room



Fitted with a shower cubicle.

Bathroom



Fitted with a bath, wash hand basin and wc. In addition there is tiling, double glazed window and central heating radiator.

WC



Fitted with a wash hand basin and wc.

Loft Space



Two skylight windows. Two central heating radiators.

External



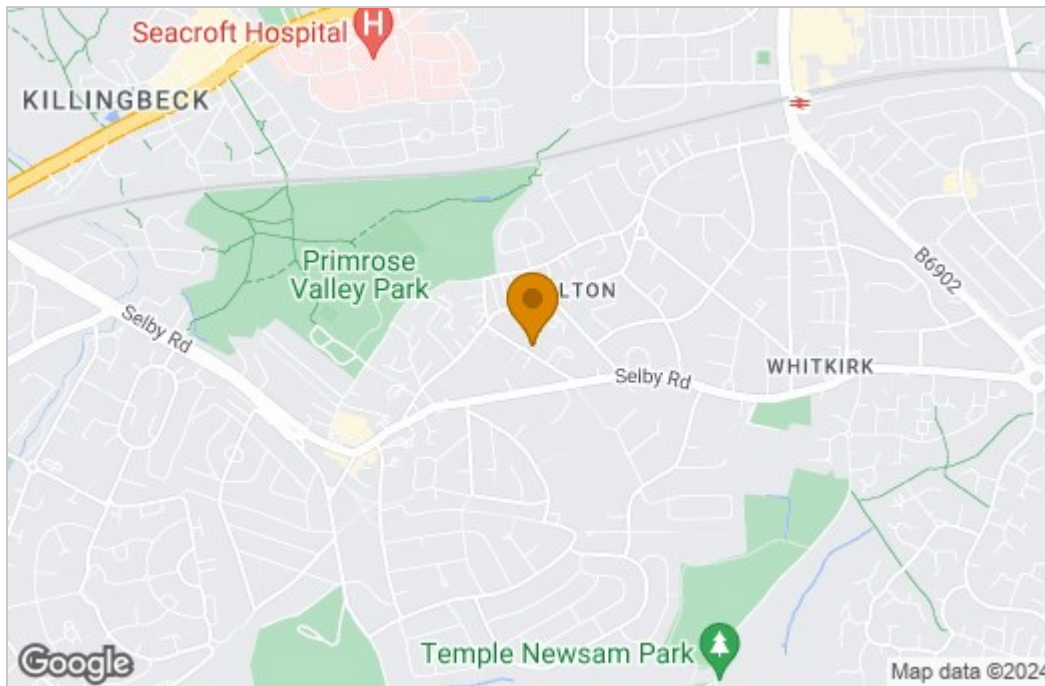
To the front and side is ample off street parking for multiple cars. To the rear is an enclosed garden with timber outbuilding.

Floor Plan

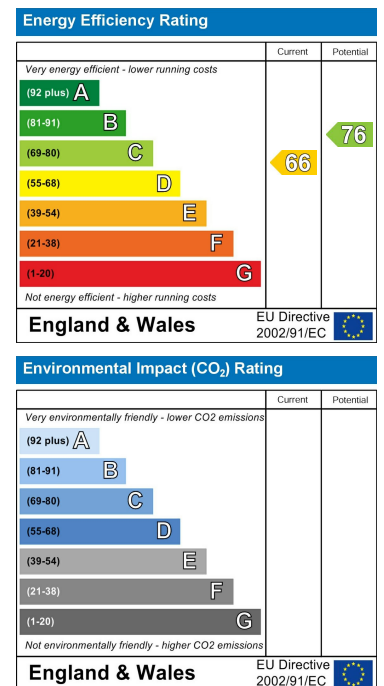


Total Area: 308.9 m² ... 3325 ft²
 All measurements are approximate and for display purposes only

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.

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