



Stoneacre
Properties



Primrose Crescent, Leeds, LS15 7QW
Offers Over £367,500

*****INCREDIBLY SPACIOUS FOUR BEDROOM FAMILY HOME IN ONE OF THE AREA'S MOST POPULAR LOCATIONS*****
Stoneacre Properties are delighted to be able to offer for sale a well presented and incredibly spacious semi detached family sized home which can be found in this most popular and sought after residential location. This fine property has been skillfully extended to provide spacious and well appointed accommodation. The property is ideally placed for all shopping and transport amenities at Crossgates as well as being close to Whitkirk and the wide open spaces of Temple Newsam. The accommodation comprises of: lounge/diner, kitchen, utility, guest WC, four bedrooms, ensuite shower room, spacious bathroom and useful loft space. There is also an impressive decked area to the side that offers a perfect space for entertaining guests. This stunning property must be viewed to appreciate what it has to offer.

Lounge



To the front is a double glazed bay window. Door to front. Staircase leading to first floor. Gas fire with feature surround. Wall lights. TV point. Central heating radiator. Smoke Alarm connected to electrics.

Dining Area



To the rear is a sliding patio door. Central heating radiator.

Kitchen



Fitted kitchen with a range of wall and base units with work surfaces over incorporating a one and a half bowl sink and drainer unit. Five ring gas hob, electric oven and hob with cooker hood over. Two additional storage cupboards. Double glazed window to rear.

Guest WC

Fitted with a wc, wash hand basin and a double glazed window to rear.

Utility

Fitted with a range of wall and base units. Central heating boiler. Alarm panel. Space for American style fridge/freezer. Double glazed window and door to side. TV Point.

First Floor Landing

Access to loft via a space saver staircase. Smoke Alarm connected to electrics.

Bedroom One



Double glazed bay window to front. Central heating radiator. Built in wardrobe. TV point.

Bedroom Two



Two double glazed windows to front. Built in wardrobe with storage above. Central heating radiator. TV point.

Ensuite

Shower cubicle. Wash hand basin and wc. In addition there is tiling and a double glazed window to side.

Bedroom Three



Double glazed window to rear. Central heating radiator. TV point.

Bedroom Four



Double glazed window to side. Central heating radiator. TV point.

Bathroom



Fitted with a corner bath with shower over, vanity wash hand basin and wc. In addition there is tiling and a double glazed window to rear.

Loft Space



Two Velux windows. Central heating radiator. Storage. Two TV points. Smoke Alarm connected to electrics.

External

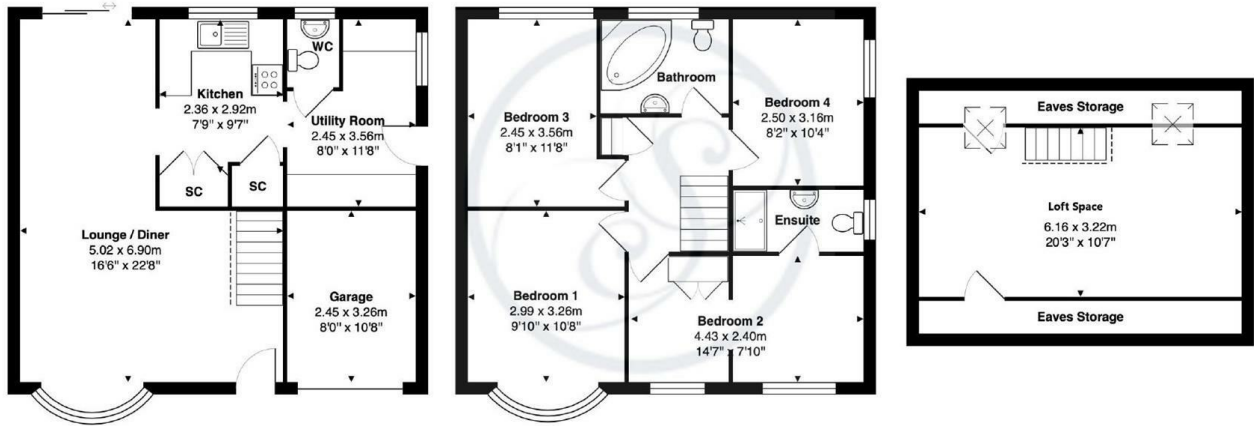


To the front is a paved driveway that leads to a storage space with up and over door. To the rear is a paved garden. To the side is a delightful decked area that offers a great space for entertaining.

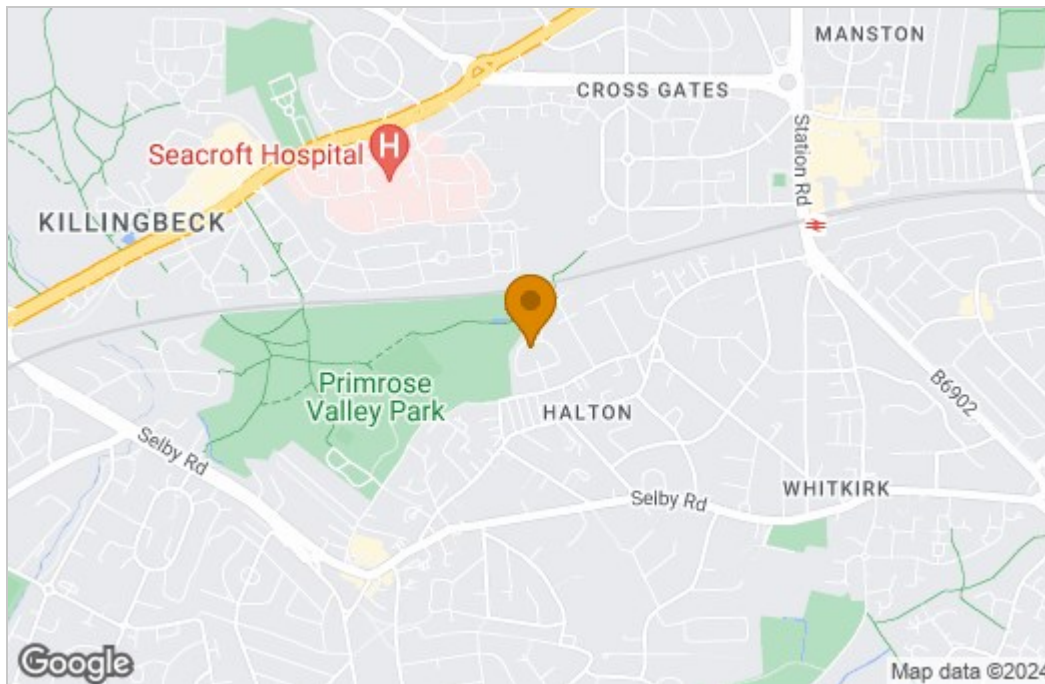
Storage

Up and over door. Water supply and electric points.

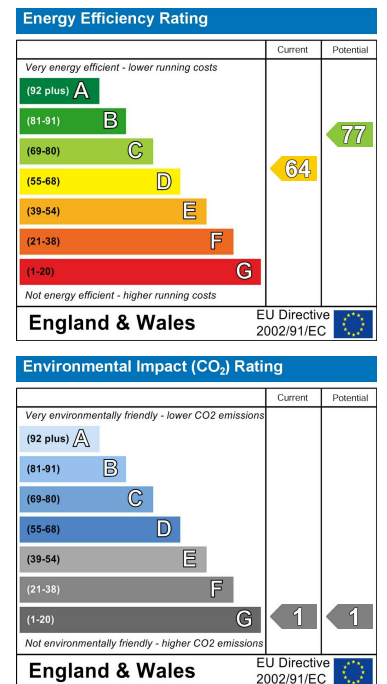
Floor Plan



Area Map



Energy Efficiency Graph



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