



Stoneacre
Properties



Kirkfield View, Leeds, LS15 9DX

£525,000

*****IMMACULATE EXECUTIVE STYLE DETACHED FAMILY HOME IN COLTON VILLAGE***** A superb detached house which can be found in this most enviable and tranquil residential location in Colton Village close to Colton Retail Park , The Springs and the motorway links. This delightful family home offers beautiful spacious accommodation. Comprising of an entrance hall, guest WC, lounge, kitchen/diner and conservatory at the ground floor. On the first floor there are four bedrooms and two bathrooms, one being en-suite. To the second floor is a further bedroom and a study. The house occupies a bold plot and benefits from attractive gardens, garage and spacious block paved driveway. Only an early internal viewing will help appreciate the many fine features that this superb home has to offer.

Entrance Hall



To the front is an external door. Central heating radiator. Under stairs storage cupboard housing alarm panel. Staircase leading to first floor.

Lounge



Limestone fire surround with inset gas fire. Central heating radiator. TV point. Double glazed patio door leading into rear garden. Double glazed window to rear.

Kitchen/Diner



Fitted with a large range of modern wall and base units with Granite work surfaces over incorporating a sink and drainer unit. Space and plumbing for automatic washing machine. Space for American Style fridge/freezer. Two electric ovens, five ring electric hob, with cooker hood over, warming drawer and built in coffee machine. In addition there is an integrated dishwasher, under floor heating, central heating radiator, external door to side, access to conservatory and space for large dining table.

Conservatory

Door leading into rear garden. TV point.

Guest WC



Fitted with a WC and wash hand basin. Double glazed window to front.

First Floor Landing

Staircase leading to second floor.

Bedroom One



to the rear is a double glazed window. Central heating radiator. Fitted wardrobes.

Ensuite



Fitted with a modern suite comprising: shower cubicle, vanity wash hand basin and wc. In addition there is a heated towel rail, tiling and a double glazed window to front.

Bedroom Three



To the front is a double glazed window. Built in storage cupboard. Fitted wardrobes. Central heating radiator.

Bedroom Four



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

Bedroom Five



To the rear is a double glazed window. Central heating radiator. Fitted wardrobes.

Bathroom



Fitted with a stylish white suite comprising bath with shower over, vanity wash hand basin and wc. In addition there is a heated towel rail, double glazed window to front, contemporary tiling and an extractor fan.

Second Floor Landing



Built in storage cupboard housing hot water tank. Central heating radiator. Double glazed window.

Bedroom Two



To the rear and side is a double glazed window. Central heating radiator. Eaves storage. Central heating radiator.

Study

To the rear is a double glazed window.

External

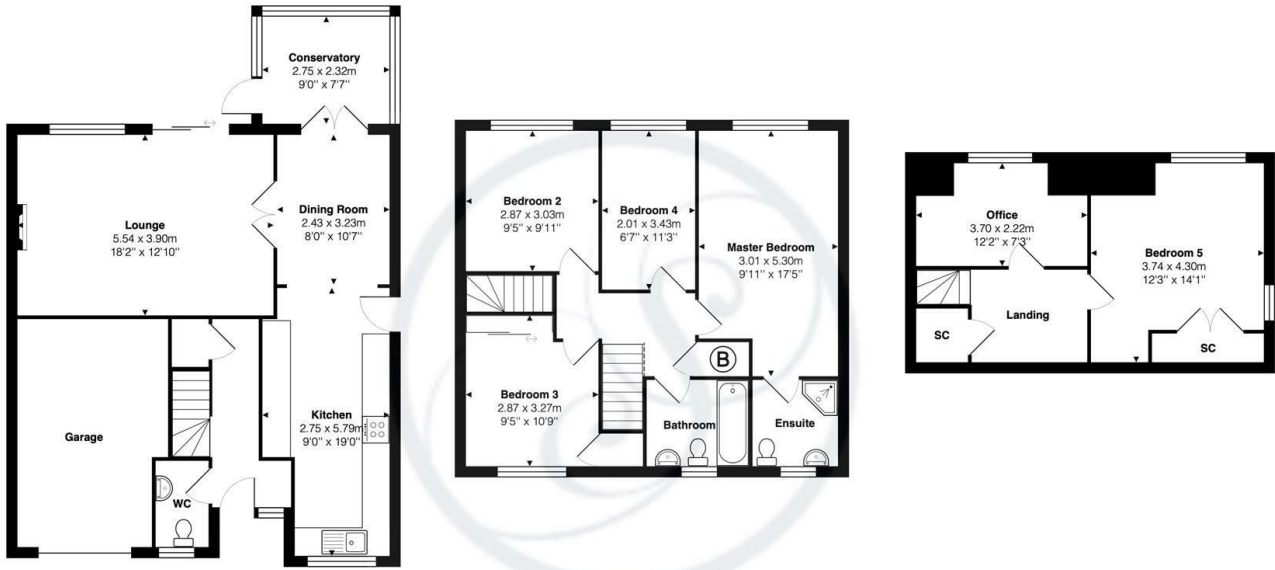


To the front is a spacious block paved driveway that leads to a garage. The rear garden can be accessed either side of the house and is mainly laid to lawn with planted beds and patio area.

Garage

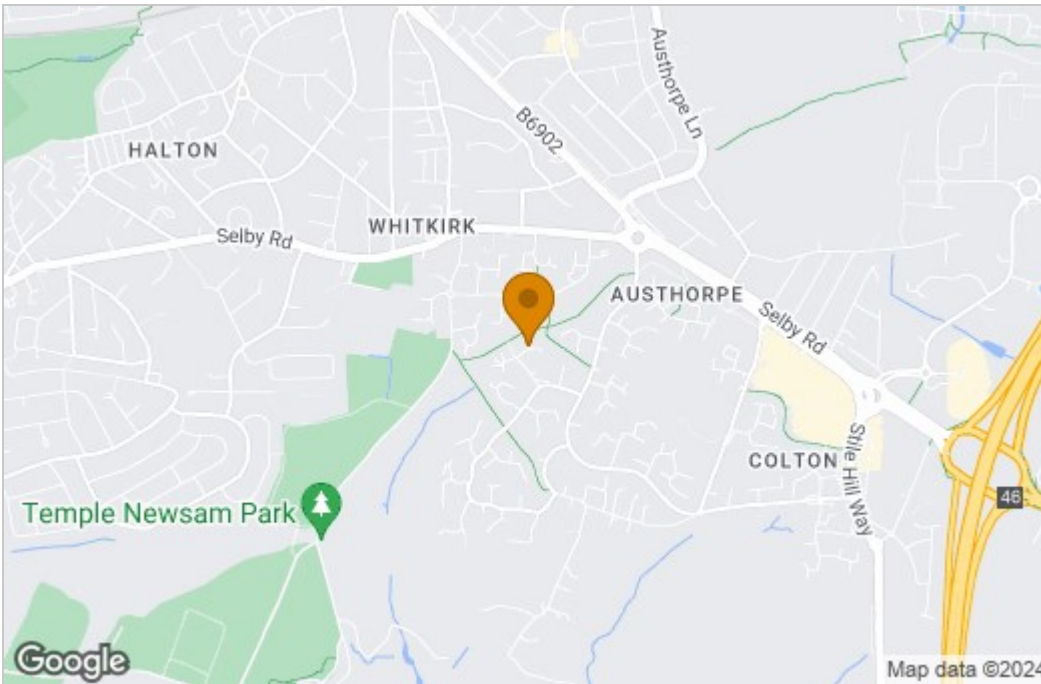
Power, light, up and over door.

Floor Plan

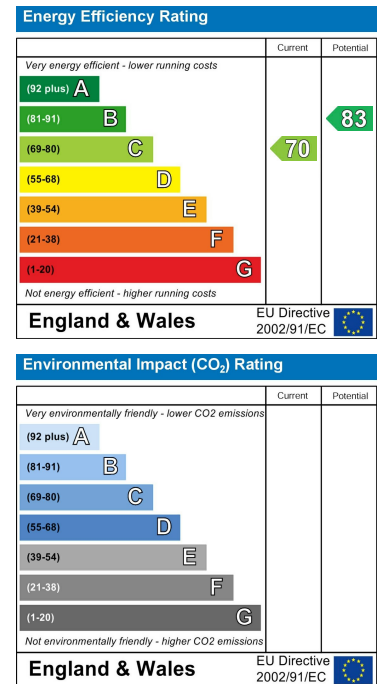


Total Area: 168.2 m² ... 1810 ft²
 All measurements are approximate and for display purposes only

Area Map



Energy Efficiency Graph



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