



**Stoneacre**  
Properties



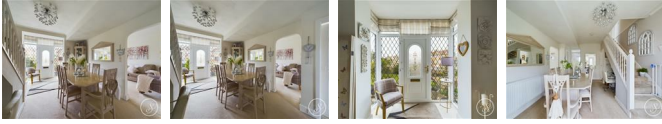
**Knights Hill, Leeds, LS15 7AU**

**£495,000**

Stoneacre Properties are delighted to bring to market for sale this beautifully finished unique three bedroom dormer detached bungalow. Situated in a sought after location on a large corner plot with Crossgates, Whitkirk and Temple Newsam close by.

This remarkable bungalow comprises of a: large entrance hall used as a dining room, a sitting room/bedroom, kitchen, lounge, downstairs utility/shower room and a bedroom to the rear. To the first floor is a large master suite with walk in wardrobe and dressing area. There is also a large bathroom. Externally the property benefits from its plot with generous space for parking leading to an integral garage and well maintained gardens to the front and side. To the rear is a paved back garden with a large summerhouse/bar. This is a perfect space for summer days with guests and family. Viewings are highly recommended to appreciate the beauty and elegant finish of this wonderful dormer bungalow.

## Entrance/Dining Area



This large entrance way currently used as a dining room comprises of a door to front, staircase leading to master suite and bathroom, central heating radiator.

## Kitchen



Fitted with a range of wall and base units with work surfaces over incorporating a sink and drainer unit. Space for Range style cooker. Central heating radiator. French doors leading out to the rear. Double glazed window to side. Access into a walk in pantry/larder.

## Lounge



Double glazed bay window to the front. Central heating radiator. Feature fire place.

## Sitting Room/Bedroom



Central heating radiator. Wall mounted electric fire. Double glazed bay window to front.

## Utility/Shower room



Fitted with an electric shower, wash hand basin and wc,. The utility area provides space for a fridge/freezer and washing machine. In addition there is wall and base units, central heating radiator and a double glazed window.

## Bedroom



Double glazed window to the rear. Central heating radiator.

## First Floor Landing

Access to the master suite and bathroom. Access into eaves providing a great space for storage.

## Master Bedroom



This luxury master bedroom boasts a walk in wardrobe and a stunning dressing area. Finished to a high standard. Velux windows above allow ample natural light. In addition there is a double glazed window to the front. Central heating radiators.

## Walk-In-Wardrobe



Spacious walk in wardrobe with double double glazed window to the side. Access into garage loft space.

## Bathroom



This stunning bathroom suite is fitted with all that one can need with an electric shower, vanity wash hand basin, bath, wc, heated towel rail and storage cupboard. Double glazed window to the side.

## External



To the front/sides is a beautiful garden and driveway. To the rear is a low maintenance garden with a summerhouse/bar.

## Garage

Electric up and over door.

## External WC



To the rear of the garage accessed from outside is a wc and wash hand basin. Central heating boiler.

## Summerhouse/Bar

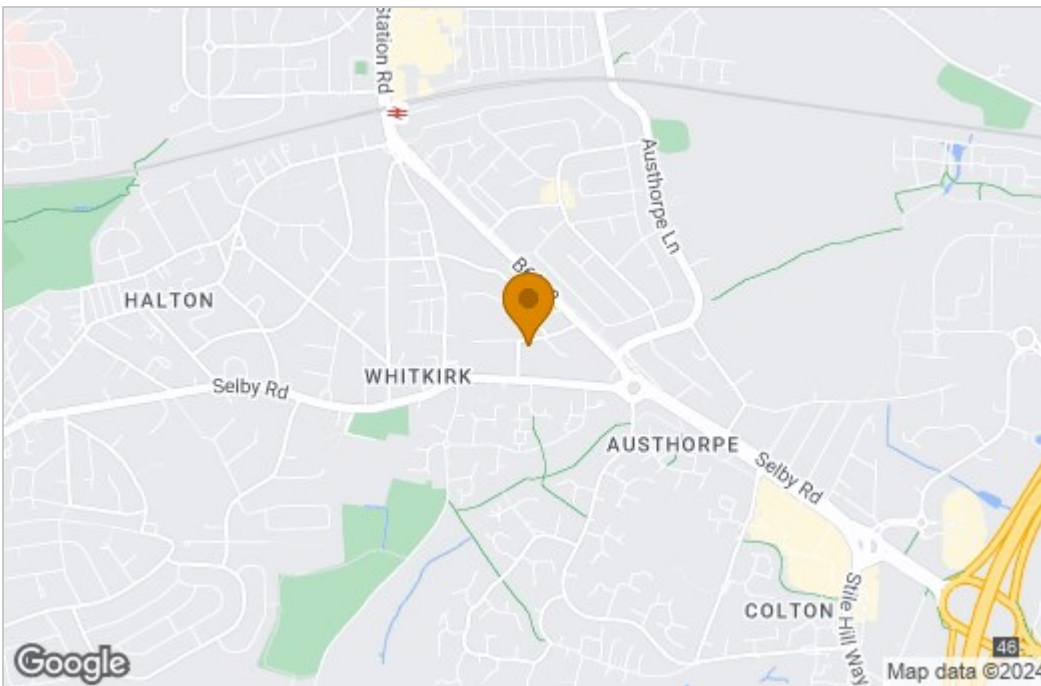


An ideal space for entertaining guests all year round.

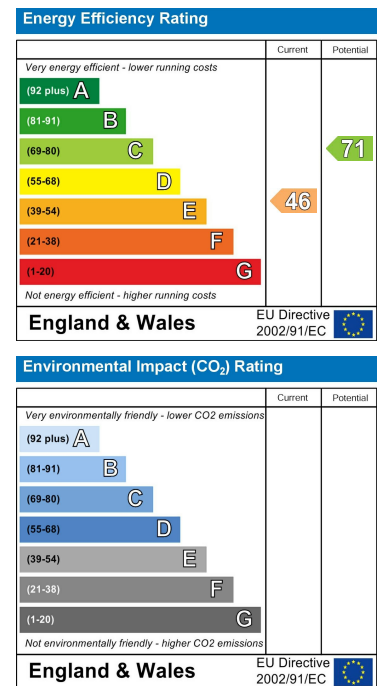
# Floor Plan



# Area Map



# Energy Efficiency Graph



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