



Stoneacre
Properties



Alder Road, Leeds, LS14 2FJ

£400,000

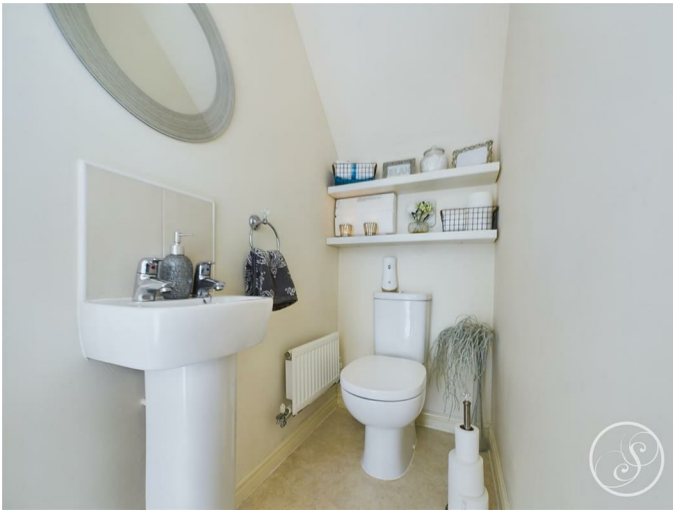
Stoneacre Properties are delighted to offer for sale this well presented four bedroom detached property. Set in a popular residential area in a prime position close to local amenities and local schooling making this property an ideal long term family home. Internally there is versatile accommodation on offer, with a lounge to the front elevation, guest wc, and a modern stylish fully fitted kitchen/diner certain to become the hub of the house. Along with the main family bathroom the first floor offers four well appointed bedrooms with the master boasting its own private ensuite. Externally this property boasts a fully enclosed family friendly rear garden that is mainly laid to lawn. To the front is a spacious driveway that leads to a garage. Viewings are highly recommended to appreciate all that this lovely home has to offer.

Entrance Hall



Door to front. Central heating radiator.

Guest WC



Fitted with a wc, wash hand basin and a central heating radiator.

Lounge



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

Kitchen/Diner



Fitted with a large range of modern wall and base units with work surfaces over incorporating a stainless steel sink and drainer unit. Electric oven and gas hob with cooker hood over. Integrated, fridge/freezer, washing machine and dishwasher. To the rear is a patio door that leads to the rear garden and a double glazed window.

First Floor Landing



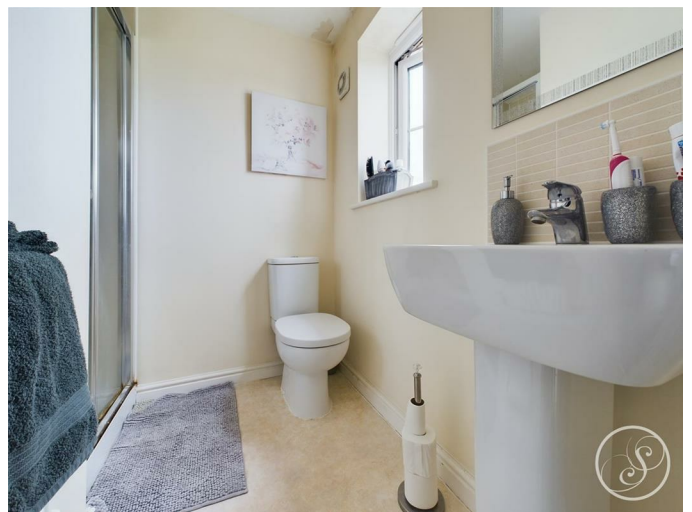
Large landing with built in storage cupboard. Access into loft.

Master Bedroom



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

Ensuite



Fitted with a shower, wash hand basin and wc. In addition there is a double glazed window and a heated towel rail.

Bedroom Two



Power and light. Up and over door.

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

Bedroom Three



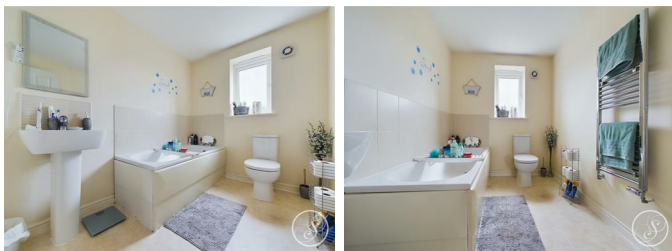
To the front is a double glazed window. Central heating radiator.

Bedroom Four



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

Bathroom



Spacious bathroom fitted with a bath, wash hand basin and wc. In addition there is a double glazed window and a heated towel rail.

External



To the front is a lawned garden and a driveway. To the rear is a good size garden that is mainly laid to lawn with a patio area.

Garage

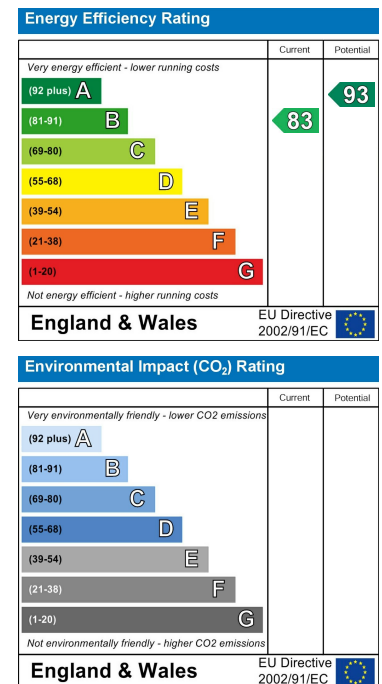
Floor Plan



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.

