



**Stoneacre**  
Properties



**Chapel Yard, Leeds, LS15 9AH**  
**Offers Over £385,000**

This delightful family home is located in the heart of Old Colton Village. This property boasts three reception rooms, providing ample space for entertaining guests or simply relaxing with your loved ones. With three spacious bedrooms and two bathrooms, there is plenty of room for the whole family to enjoy. One of the highlights of this lovely home is the beautifully presented ensuite attached to the master bedroom. The property also features parking and a garage. This house boasts character and charm, making it the perfect place to call home. The property has been extended, providing even more living space for you to enjoy. This rare opportunity is also available with NO CHAIN. Contact Stoneacre Properties to arrange an internal inspection.

## Kitchen/Diner



Fitted with a range of wall and base units with work surfaces over incorporating a sink and drainer unit. Double electric oven and gas hob with cooker hood over. Integrated fridge/freezer. Plumbing for washing machine. Door to front. Double glazed window. Central heating radiator.

## Lounge



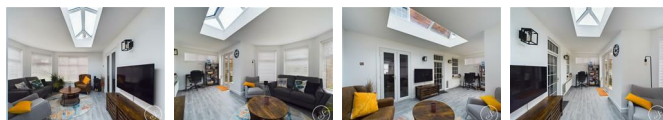
The main feature of this room is the wood burning stove and its feature wall. To the front is a double glazed window. To the rear is French doors that lead into the sitting room. Central heating radiator. Staircase leading to first floor. Built in storage cupboard.

## Dining Room



This spacious dining room also benefits from a wood burning stove. Central heating radiator. Door into sitting room.

## Second Sitting Room



This large sitting room provides a great space for entertaining guest. It has French doors that lead out to the rear garden and a central heating radiator. It also has a beautiful ceiling lantern that allows ample natural light.

## First Floor Landing

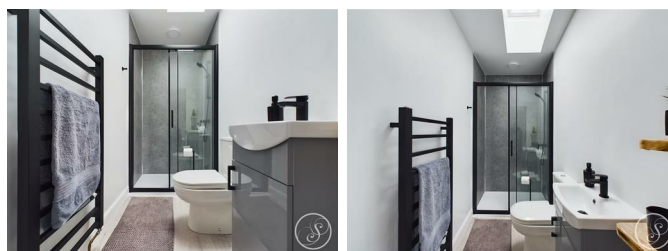
Built in storage cupboard. Access into loft.

## Bedroom One



Double glazed window. Built in wardrobes. Central heating radiator. Access into ensuite.

## Ensuite Shower Room



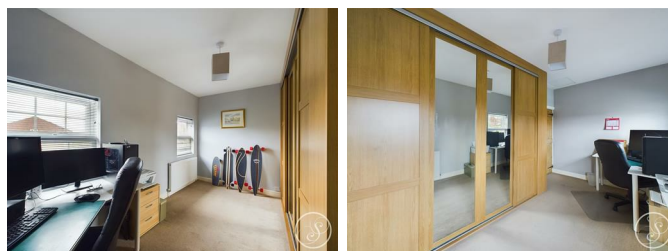
Fitted with a modern shower, vanity wash hand basin and wc. In addition there is Velux window and a heated towel rail.

## Bedroom Two



Double glazed window. Central heating radiator.

## Bedroom Three



Two double glazed windows. Built in wardrobes. Central heating radiator.

## Bathroom



Fitted with a modern white suite comprising: bath with shower over, vanity wash hand basin and wc. In addition there is a double glazed window and a central heating radiator.



## External



To the rear is a garden that is mainly laid to lawn with a decking area. To the front is access to a garage and off street parking.

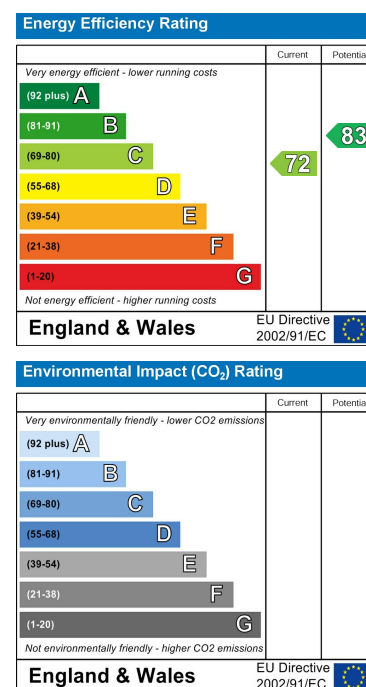
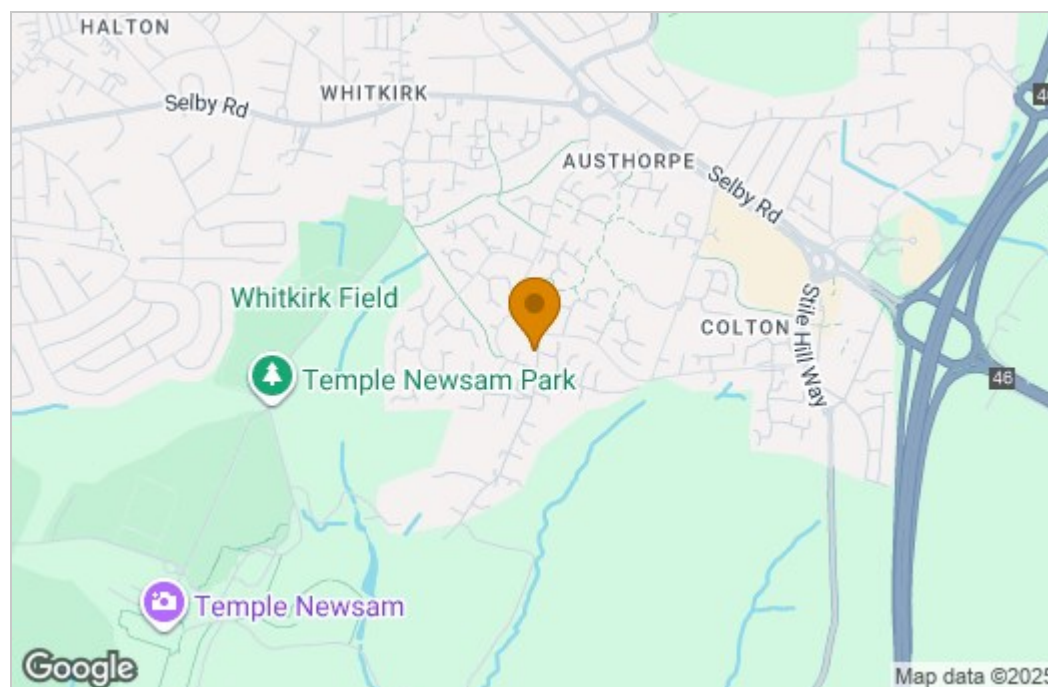
## Garage

Power, light, up and over door. Cold water tap.

## Floor Plan



## Area Map



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