



**Stoneacre**  
Properties



**Spur Drive, Leeds, LS15 8UD**

**£475,000**

This stunning detached house has been skilfully extended to offer three reception rooms and four bedrooms, providing ample space for comfortable living. The master bedroom features an ensuite, adding a touch of luxury. This property is not just a house, but a home where you can create lasting memories. This beautiful home has gardens to the rear and side providing plenty of outdoor space to enjoy. Additionally there is a garden room/bar that is a unique feature adding character and charm to the property. If you are looking for a spacious and beautifully extended detached house in a desirable location, then this property on Spur Drive is the perfect choice for you. Don't miss out on the opportunity to make this house your new home!

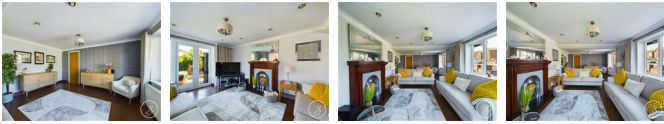


## ENTRANCE HALLWAY



Tiled flooring. Access into downstairs wc. Under stairs storage cupboard. Door to front, central heating radiator. Stairs leading to first floor.

## LOUNGE



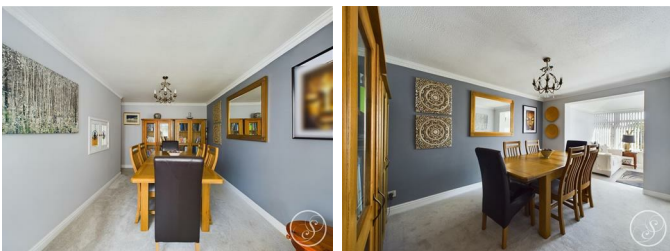
Spacious lounge with modern décor feature gas fire with wooden surround. French doors leading to the rear garden. Double glazed windows to the side. Two central heating radiators. Twelve power points.

## KITCHEN/DINER



Modern Schreiber fitted kitchen with integrated appliances including dishwasher, fridge/freezer, washing machine, double gas oven with electric grill. Finished with granite work tops incorporating a four ring gas stove with cooker hood above. Several power points. Breakfast bar. Central heating radiator.

## DINING ROOM



Spacious dining room with access into the sun room.

## SUNROOM/SECOND SITTING AREA



Accessed from the dining room and kitchen/diner. Double glazed windows and skylight. External door leading out to the garden. Modern electric fire and several power points.

## GUEST WC



Fitted with a wc and vanity wash hand basin. In addition there is a heated towel rail, modern tiling and a double glazed window to the side.

## FIRST FLOOR LANDING



Access to bedrooms and bathroom.

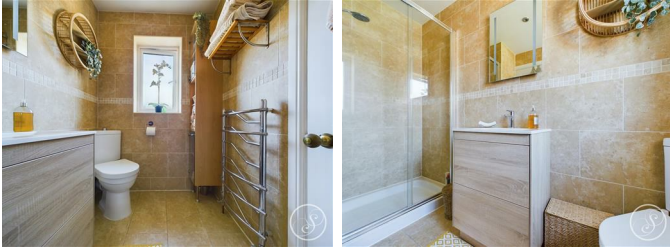
## BEDROOM ONE



Spacious master bedroom with fitted oak wardrobes and matching bedside cabinets. Double glazed window to the front and central heating

radiator. The master bedroom benefits from its own ensuite.

### ENSUITE



Tiled ensuite with shower cubicle, wash hand basin and WC. Double glazed window to front. Heated towel rail.

### BEDROOM TWO



Double bedroom with double glazed window to front. Central heating radiator.

### BEDROOM THREE



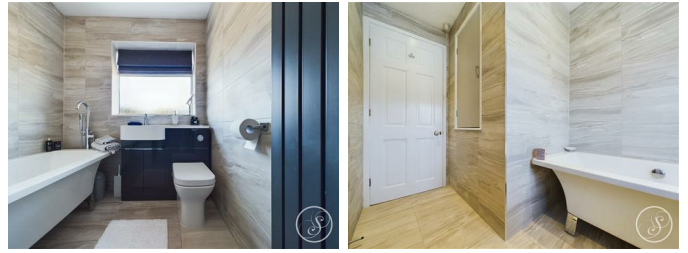
Double bedroom. Double glazed window to the rear. Central heating radiator.

### BEDROOM FOUR



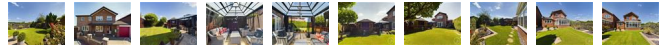
Double glazed window to the rear. Central heating radiator.

### BATHROOM



Modern bathroom suite fitted with a freestanding bath, wc and vanity wash hand basin. Built in cupboard/storage.

### EXTERNAL



Externally the property boast plentiful parking with a paved driveway and wrought iron gate leading to the side of the property. To the rear and side of the property are two generous sized gardens. The side garden is a lawned area with established trees and hedging, summer house/bar. Two sheds/workshop with power supply. The rear garden is laid to lawn and a patio area for seating, established shrubbery.

### SUMMER HOUSE/BAR



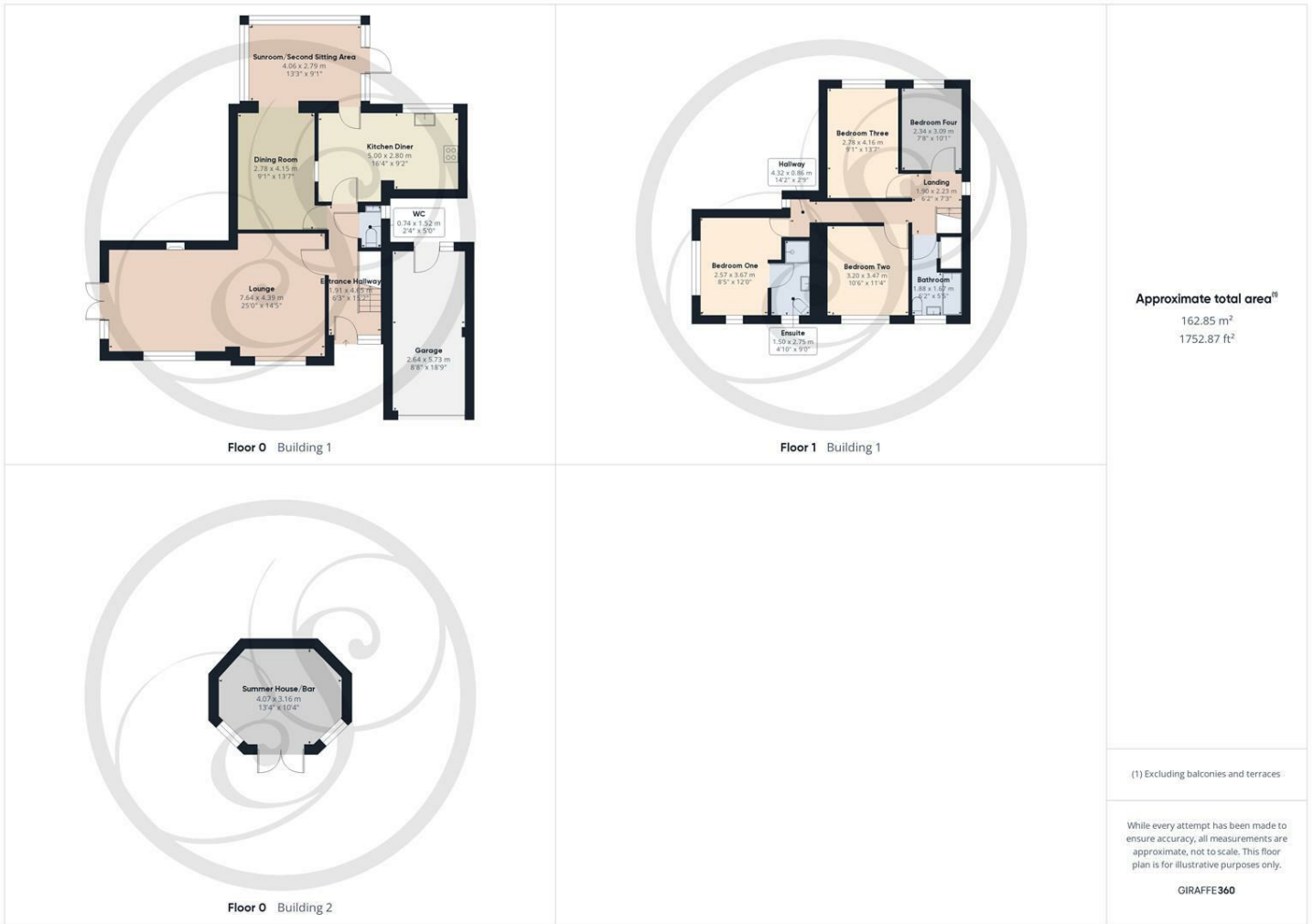
Fitted with power and lights.

### GARAGE

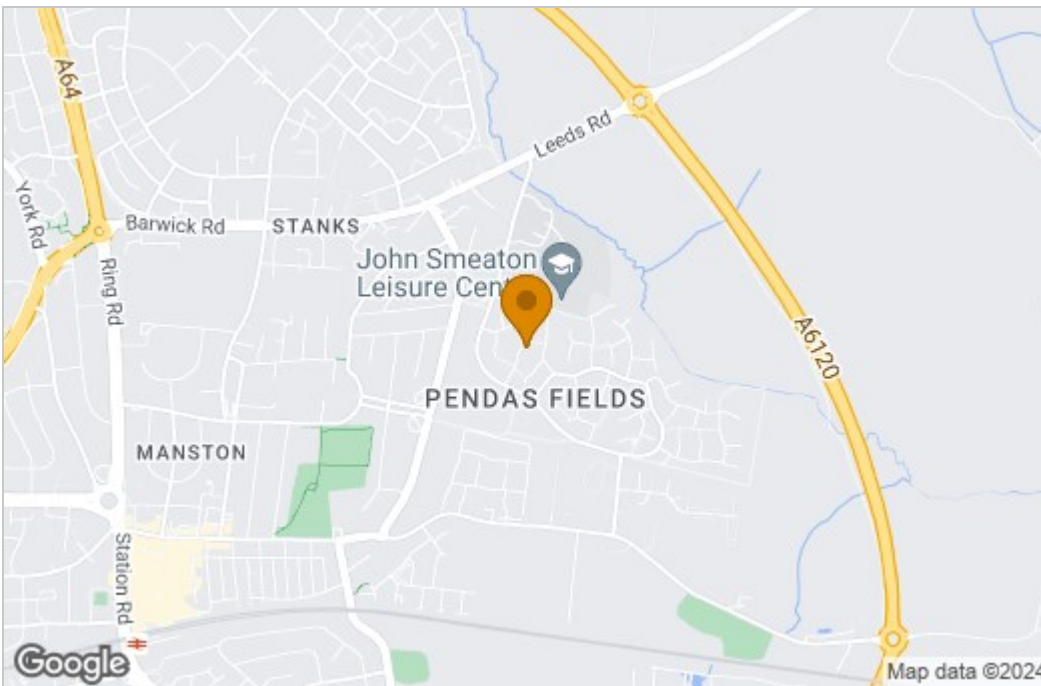
Attached garage with electric up and over door and two power points.



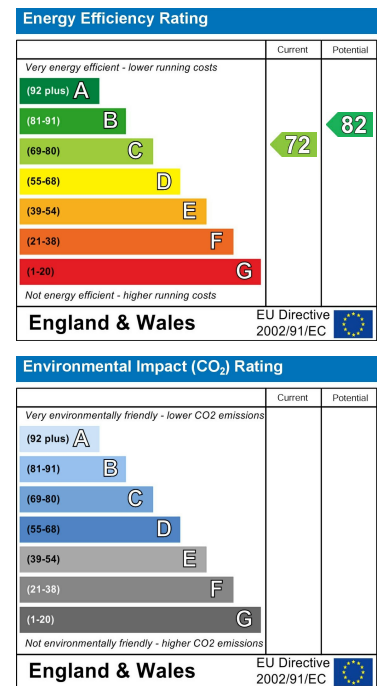
# Floor Plan



# Area Map



# Energy Efficiency Graph



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