



**Stoneacre**  
Properties



**Cardwell Road, Leeds, LS14 1FL**

**£350,000**

This stunning property located on Cardwell Road boasts four bedrooms, including a luxurious ensuite for added convenience and comfort. Situated in a popular area, this property offers a perfect blend of style and functionality. The spacious kitchen/diner is ideal for hosting gatherings with family and friends, while the utility room provides practicality for everyday living. Additionally, the guest WC adds a touch of convenience for guests. Whether you're looking for a family home or a place to entertain, this property offers the perfect setting for both. Don't miss the opportunity to make this house your home.

## Entrance Hall



Door to front. Staircase leading to first floor. Central heating radiator. Storage cupboard.

## Lounge



Two French doors. Double glazed window. Central heating radiator.

## Kitchen/Diner



Fitted with a large range of wall and base units with work surfaces over incorporating a sink and drainer unit. Electric oven and gas hob with cooker hood over. Integrated fridge/freezer. Three double glazed windows. Central heating radiator.

## Utility

Plumbing for automatic washing machine. External door.

## Guest WC



Fitted with a wash hand basin and wc. In addition there is a central heating radiator.

## First Floor Landing

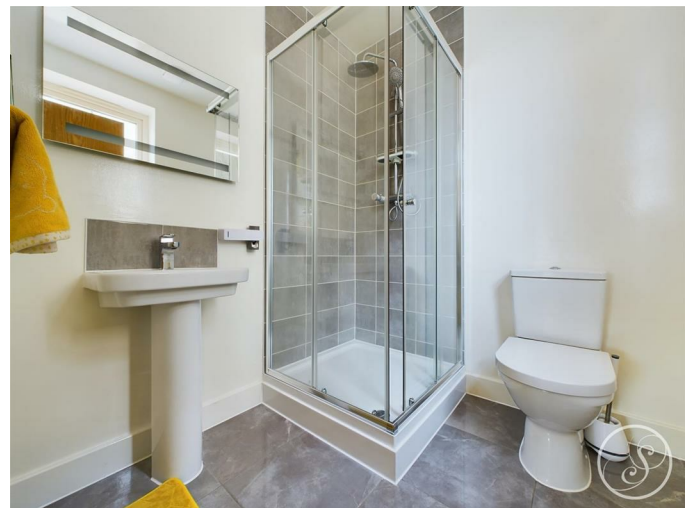
Central heating radiator. Built in storage cupboard.

## Master Bedroom



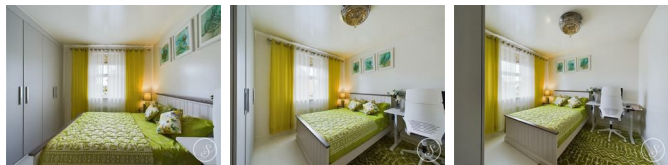
Double glazed window. Central heating radiator. Fitted wardrobes.

## Ensuite



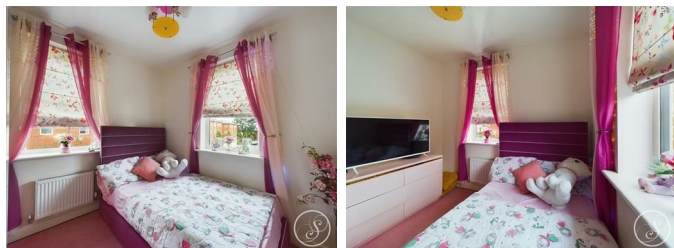
Fitted with a shower, wash hand basin and wc. In addition there is a double glazed window and a central heating radiator.

## Bedroom Two



Double glazed window. Central heating radiator. Fitted wardrobes.

## Bedroom Three



Two double glazed windows. Central heating radiator.

## Bedroom Four



two double glazed windows. Central heating radiator. Fitted wardrobes.

## Bathroom



Fitted with a bath with shower over, wash hand basin and wc. In addition there is a double glazed window, central heating radiator and tiling.

## External

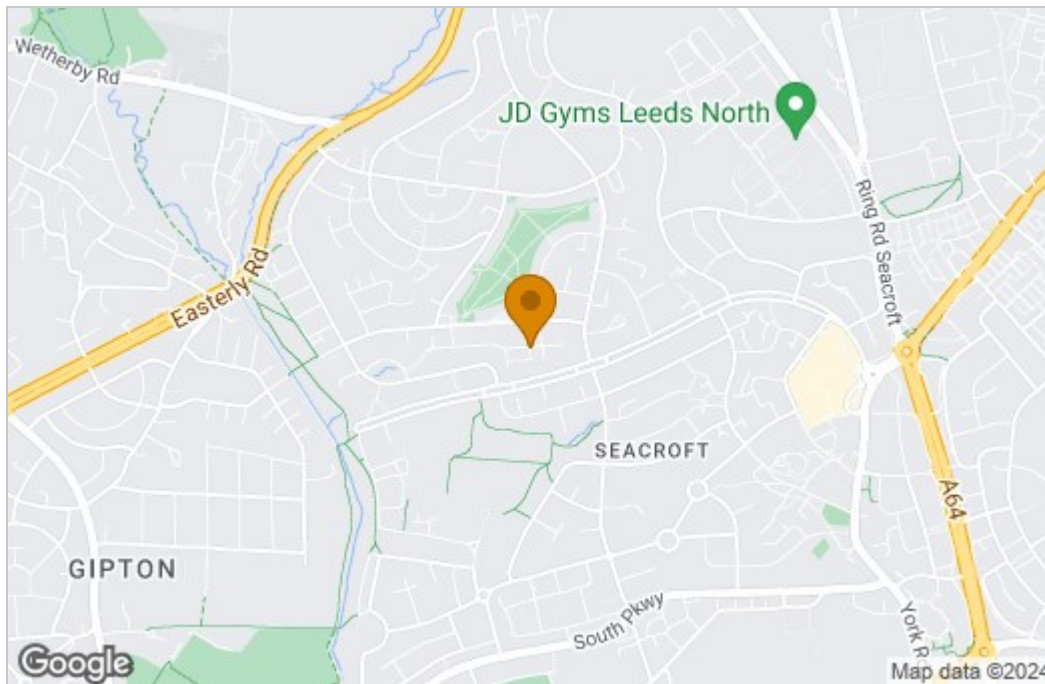


Garden that is mainly laid to lawn with a paved patio area.

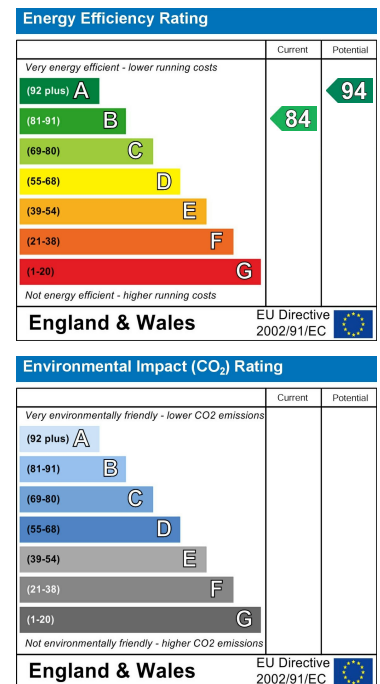
# Floor Plan



# Area Map



# Energy Efficiency Graph



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