



**Stoneacre**  
Properties



**Southlands Close, Leeds, LS25 5NU**  
**Offers Over £350,000**

Stoneacre Properties are excited to offer for sale this well presented spacious detached family home. Located in South Milford a highly regarded and sought after location. Close to local shops, schools and transport links. This modern home boasts a spacious entrance hall, lounge, kitchen/diner/family room, utility and a guest wc. To the first floor this family home benefits from three double bedrooms and a spacious fourth room. In addition the master bedroom has access to an ensuite shower room and there is also a house bathroom. Externally there is a garage that has been divided to provide a space for a home office. Viewings are highly recommended to appreciate all that this home has to offer.

## Entrance Hall



This spacious grand entrance hall with unique staircase gives access to the lounge, kitchen diner, guest wc and storage under stairs. There is also a large feature window that floods natural light.

## Lounge

Large lounge with French doors to rear, a double glazed window to the front and central heating radiator.

## Kitchen Diner/Family Room



Open plan kitchen/diner/family room, fitted with a range of floor and wall units with integrated oven, dishwasher, gas stove with cooker hood above and a stainless steel sink. Space for a fridge/freezer. Double glazed windows to front and rear. Central heating radiator. Access into utility room.

## Utility

Fitted with floor and wall units, stainless steel sink and space/plumbing for a washing machine. Storage cupboard to side. Door to rear garden.

## Guest WC



Modern fitted downstairs wc comprising of a wc, wash hand basin and radiator.

## First Floor Landing



Large open landing. Access into loft via a drop down ladder. Rooms leading off.

## Bedroom One



Large double bedroom. Double glazed windows to rear. Central heating radiator. Access into ensuite.

### Ensuite Shower Room



Comprising of a shower, wash hand basin and a wc. Central heating radiator. Double glazed window to rear.

### Bedroom Two



Large double bedroom. Double glazed windows to front. Central heating radiator.

### Bedroom Three



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

### Bedroom Four



Spacious fourth bedroom, with double glazed window to front and a central heating radiator.

### Bathroom



Comprising of a bath with hand held shower above, wash hand basin, wc and central heating radiator.

### Garage



3/4 garage with loft space above accessed through a drop down ladder. Up and over door. The rear of the garage is now a delightful space for a home office.

### Office



To the rear of the garage is the home office with French doors that lead out to the rear garden.

### External



Externally the property boasts a large plot with a

driveway to the side leading to the garage. To the rear is a good sized garden consisting of a lawned area, flagged patio area and additional paved raised seating area.

**Agent note**

The current owners have made us aware that the loft space within the house is half boarded and the loft in the garage is also boarded. The property also benefits from solar panels. The owner has also advised that they provide energy for heating water. This is in addition to the gas system. Please also note that the current owner has informed us that this property is not subject to any services charges.

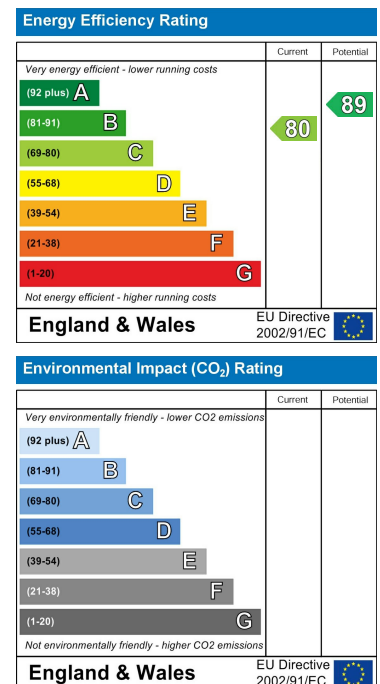
# Floor Plan



# Area Map



# Energy Efficiency Graph



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