



**Stoneacre**  
Properties



**Main Street, Leeds, LS15 4DJ**

**£325,000**

This spacious unique property is situated in the highly sought after village of Scholes, and occupies a large plot backing directly onto open fields. The beautifully presented interior offers a wealth of character and charm only an internal viewing will show all that this home has to offer. The ground floor accommodation comprises of a beautiful fitted kitchen with a large Island, a lounge with an exposed brick fireplace housing a log burning stove, and an extended dining area with doors leading out to the rear garden. The first floor boasts two bedrooms and a house bathroom. To the second floor is a large master bedrooms with ample storage. Externally to the rear is a large garden that has stunning views beyond.

## Kitchen



Fitted kitchen with a range of wall and base units with work surfaces over incorporating a sink and drainer unit. Integrated fridge freezer and dishwasher. A large Island provides a great space for dining and entertaining. Range cooker. Window and door to front. Staircase leading to first floor. Access into cellar.

## Cellar

Ideal space for additional storage/utility. Plumbing for washing machine. Space for dryer.

## Lounge



One of the features of this room is the exposed brick fireplace with log burning stove. Open plan into dining area.

## Dining Area



This extended dining area provides a great additional space for dining. Skylight windows and French doors allow ample of light. The direct access into the rear garden is great when out door dining/entertaining.

## First Floor Landing

Staircase leading to second floor.

## Bedroom Two



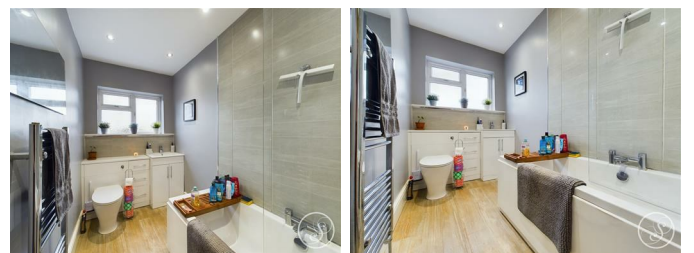
Window to rear with views across the fields. Built in storage.

## Bedroom Three



Window to front. built in storage.

## Bathroom



Fitted with a white suite comprising: bath with shower over, vanity wash hand basin and wc. In addition there is a window and a heated towel rail.

## Second Floor

Access into master bedroom. Skylight window.

## Master Bedroom



Large master bedroom with built in storage.  
Window with views across the fields.

## External



To the rear is a beautiful garden that boasts a raised patio area. The garden is mainly laid to lawn with planted beds and a timber shed.

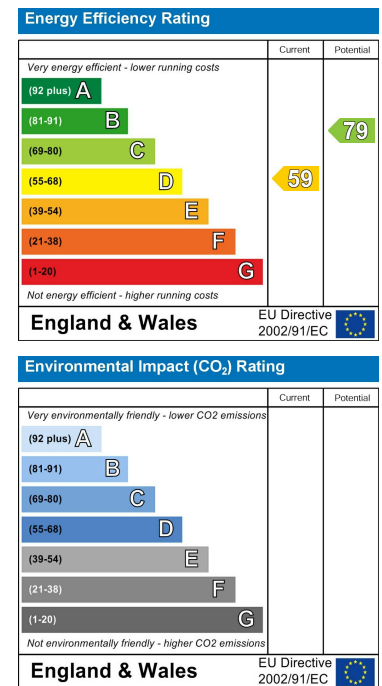
# Floor Plan



# Area Map



# Energy Efficiency Graph



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