



**Stoneacre**  
Properties



**Broadway, Leeds, LS15 0LX**

**£575,000**

**\*\*\*STUNNINGLY FINISHED FOUR BEDROOM PROPERTY WITH MULTI USE ROOM AND LANDSCAPED GARDENS\*\*\***

Stoneacre Properties are proud to present to the market for sale this unique large executive four bedroom home finished to an exceptional standard, ensuring a luxurious living experience. This property also boasts a multi-functional room offering a unique separate space for home workers/hobby enthusiast. This incredible addition also has a guest wc and further scope for additional alterations/development if required fitted with bi-fold doors to the front. The property is accessed through electric gates, providing security and privacy. The property is also fitted with a high end security system covering the house and surrounding garden. Situated close to Templenewsam Park, you'll have access to wide open green spaces and recreational activities. This home must be viewed to appreciate the space and quality of finish. In brief this stunning home has a welcoming entrance hall, lounge, kitchen/diner/family room with Bi-folding doors leading out to the garden, guest wc and utility. To the first floor the luxurious quality continues along with ample space. The master bedroom benefits from an ensuite whilst three further bedrooms provide a great space for a growing family. There is also a house bathroom. Externally to the front there is ample parking and to the rear is a landscaped garden that is alarmed and secure. Call the office now on 0113 260 9111 to arrange a viewing while the property is still available!!!

## Entrance Hall



Large inviting entrance hall. Staircase leading to first floor. Central heating radiator. Entry system.

## Lounge



Beautifully finished lounge/snug with media wall incorporating a evonic fire place with 360 glass. Double glazed bay window to the front and central heating radiator.

## Kitchen/Diner/Family Room



To the rear of the property is the beautiful bespoke kitchen/diner/family room. The kitchen comprises of a range of wall and base units incorporating Bosch oven, Bosch oven/microwave, a Kaiser five ring gas stove with Franke cooker hood above, Fridge, Freezer. The island consists of a stainless steel sink with instant boil tap, dishwasher and a double wine fridge. The units are topped with a marble calacatta worktops. To the other side of the room is the family room with media wall evonic fire place with mirrored 360 glass surround. Four velux windows with LED surround. Double Bi-fold doors leading to the stunning garden. Storage cupboard. Access into the utility and guest wc. Overhead speaker system. Under floor heating and central heating radiators.

## Guest WC



Comprising of a WC, free standing vanity wash hand basin, heated towel rail. Velux window and automatic lighting.

## Utility

Plumbing for a washing machine and space for dryer. Under floor heating. Central heating system.

## First Floor Landing



The Brintons Timorous Beasties Platinum Gran Du Bois carpet is of superior quality. Loft access.

## Master Bedroom



Large master bedroom with ensuite shower room. The West Ex Silken Velvet Debon Air carpet offers a luxurious addition the the master bedroom. Double glazed windows to the front and rear of the bedroom. Central heating radiators.

## Ensuite



Bespoke finished ensuite shower room with wash



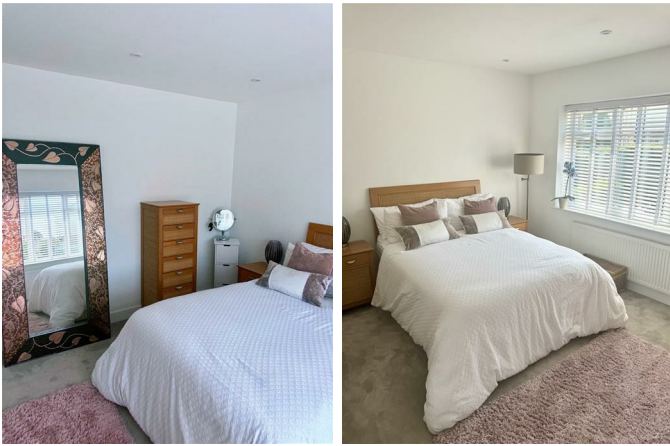
hand basin, wc, walk-in-shower with rainfall shower above and and held shower.

### Bedroom Two



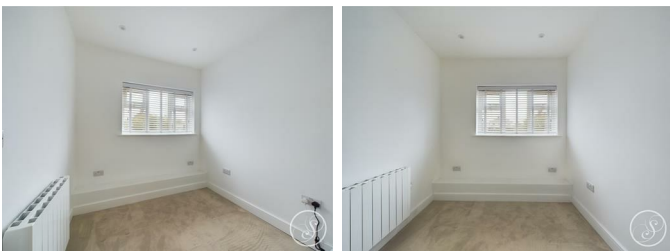
Double bedroom with double glazed window to the front and central heating radiator. The West Ex Silken Velvet Chic carpet provides a luxury finish the this room. Built in storage cupboard.

### Bedroom Three



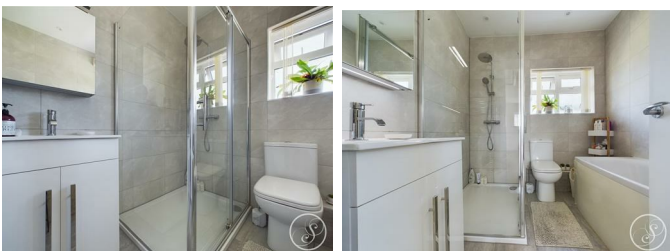
Double bedroom with double glazed window to the rear and central heating radiator. The West Ex Silken Velvet Chic carpet provides a luxury finish the this room.

### Bedroom Four



Double bed with double glazed window to the rear. Central heating radiator. The West Ex Silken Velvet Chic carpet provides a luxury finish the this room.

### Bathroom



Fitted with a shower cubicle, bath, wc and wash hand basin. Heated towel rail. Double glazed window to the rear.

### External



The rear garden is landscaped to a high standard and benefits form out door speakers, lighting and security. Large patio area to the lower level benefiting from the bi-fold doors making it a great entertainment space. To the upper level is a lawn and gravel seating area. To the front of the property is a large parking area, electric front gate and intercom system.

### Multi Use Room

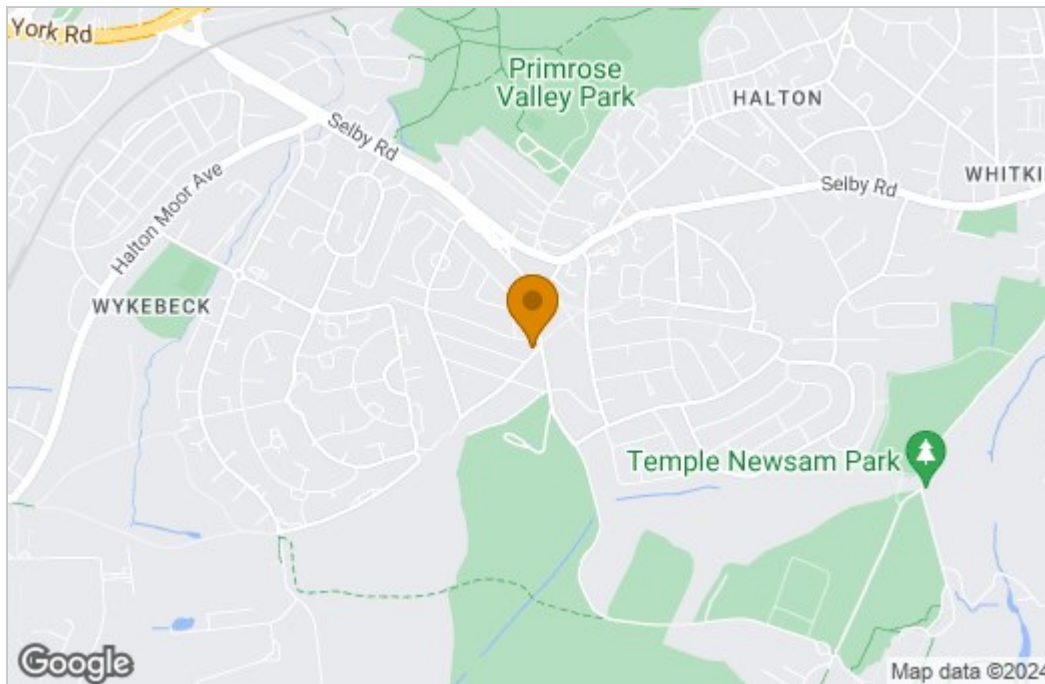


The multi use room is currently used as a salon however, the room has potential for many other uses such as a home gym, or studio for a working professional. Fitted with a range a wall and base units with stainless steel sink. WC. Bi-fold doors. Fully alarmed and secured.

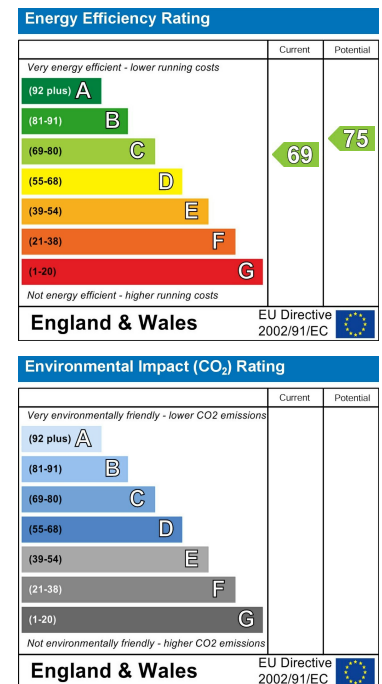
# Floor Plan



# Area Map



# Energy Efficiency Graph



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