



**Stoneacre**  
Properties



**Main Street, Leeds, LS15 4DQ**

**£400,000**

Stoneacre Properties are proud to present for sale this stunning extended four bedroom semi detached home. Located in the sought after village of Scholes with access to Leeds City Centre and York via the new ring road. Local shops and schools close by. The property comprises to the ground floor; an entrance hallway, lounge, open plan kitchen diner and a sunroom. To the first floor is three bedrooms and a family bathroom. To the second floor is the master bedroom with views over the fields to the rear and another bathroom. Externally the property boasts a beautiful south facing garden with mature shrubs and plants, a summer house and a garage. Large driveway to the front and rear and shrubs for extra privacy. Viewings are highly recommended to appreciate all this property has to offer.

## ENTRANCE HALLWAY



Door to the front. Central heating radiator. Storage cupboard under the stairs.

## LOUNGE



Double glazed box bay window to the front. Feature fire place. Central heating radiator.

## KITCHEN/DINER/FAMILY ROOM



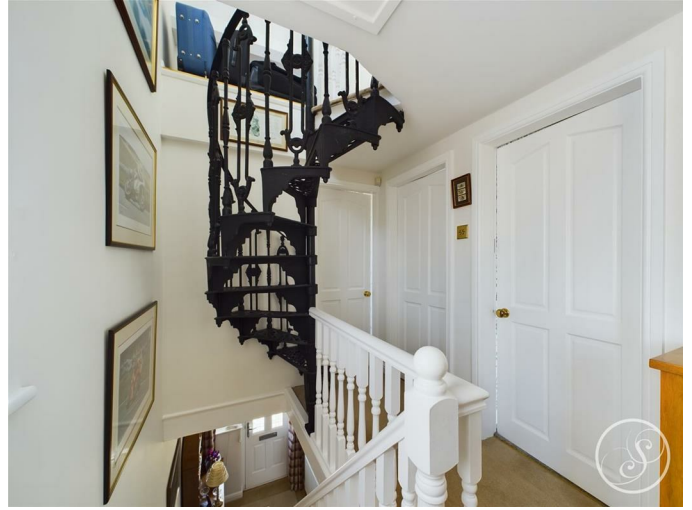
Large open plan kitchen diner family room. To the kitchen dining area is a range of wall and base units with integrated appliances; fridge freezer, dish washer and washing machine. To the island is a electric oven and electric stove. Space for a dining room table. Double glazed windows to the rear and side. Door to the side. To the family sitting area with bi-fold doors to the sun room.

## SUNROOM



Double glazed windows surrounding the sides and rear, French doors to the side. Skylights above.

## FIRST FLOOR LANDING



Access to the second floor via a spiral staircase. Double glazed window to the side.

## BEDROOM TWO



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

## BEDROOM THREE



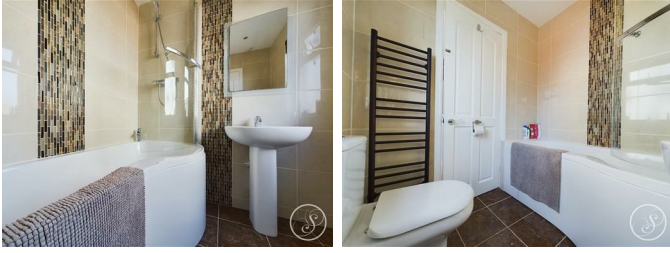
Double bedroom with double glazed window to the front. Central heating radiator. Storage cupboard.

## BEDROOM FOUR



Double glazed window to the front. Central heating radiator.

## BATHROOM



The Family bathroom is fitted with a bath with shower above, wc, wash hand basin and a central heating radiator. Double glazed window to the side.

## SECOND FLOOR LANDING

Access into master bedroom and shower room. Storage cupboard.

## MASTER BEDROOM



Double bedroom with double glazed window and skylight to the rear. Views over the fields to the rear of the property. Central heating radiator.

## SHOWER ROOM



Fitted with a shower cubicle, wc and wash hand basin. Skylight above.

## EXTERNAL



Externally the property boasts a large driveway to the front and side leading to the garage. Mature shrubs for privacy. To the rear the garden is mainly laid to lawn with patio seating areas and a summer house.

## GARAGE

Roller door to the rear. Doors to front. Power and lights.

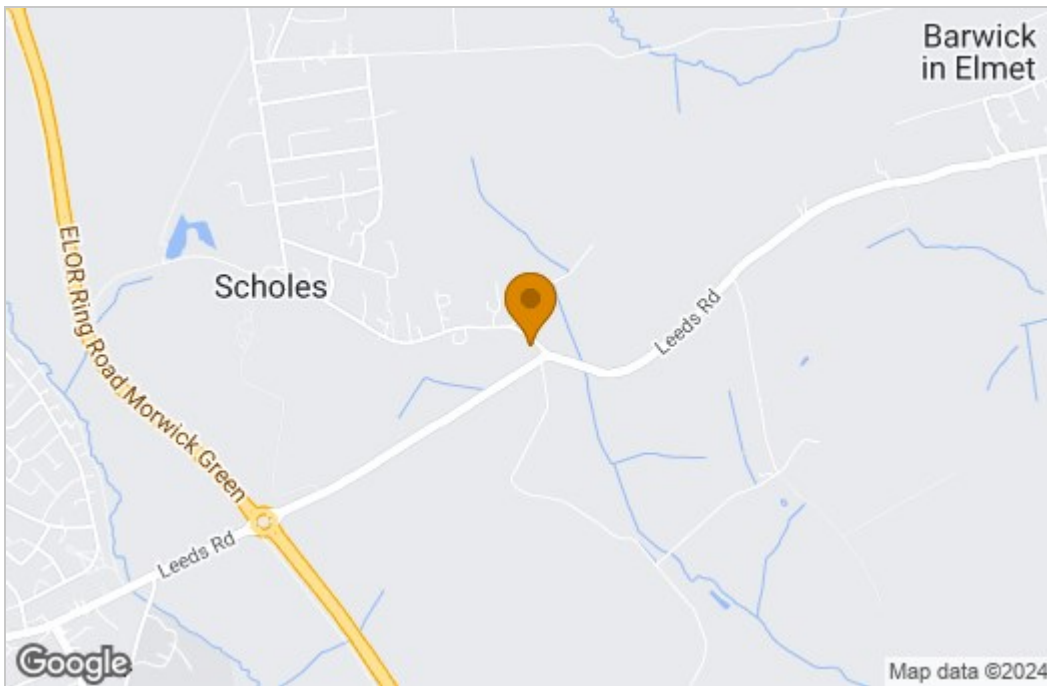
## SUMMER HOUSE

Power and lights.

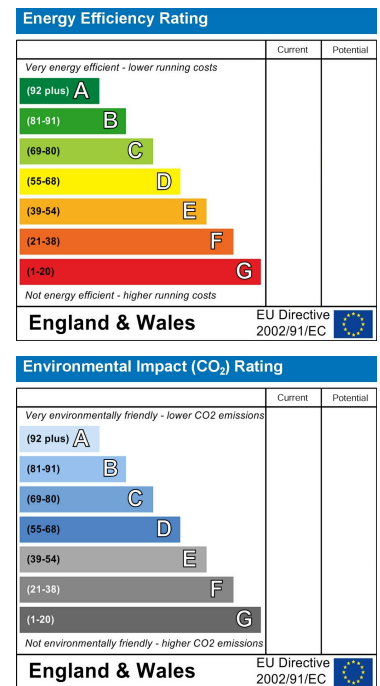
# Floor Plan



# Area Map



# Energy Efficiency Graph



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1 Colton Road, Leeds, West Yorkshire, LS15 9AA  
 Tel: 0113 260 9111 Email: east@stoneacreproperties.co.uk <https://www.stoneacreproperties.co.uk>

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