



**Stoneacre**  
Properties



**Oak Drive, Leeds, LS14 2BF**

**£399,950**

Offered for sale is this beautiful executive family home. Situated upon a popular development with lovely views to the front aspect. This spacious property requires an internal viewing to appreciate all that it has to offer. Comprising: entrance hall, playroom/office, living room, kitchen/diner, guest wc, four bedrooms the master having an ensuite shower room and bathroom. Externally to the front is a driveway and to the rear is a garden that is mainly laid to lawn with a decking area.

## Entrance Hall



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

## Playroom/Office



Double glazed window to front. Central heating radiator.

## Living Room



French doors leading out to the rear garden. Central heating radiator.

## Kitchen/Diner



Fitted with a range of wall and base units with work surfaces over incorporating a sink and drainer unit. Built in appliances. Patio door to rear. Central heating radiator. Space for dining table.

## Guest WC

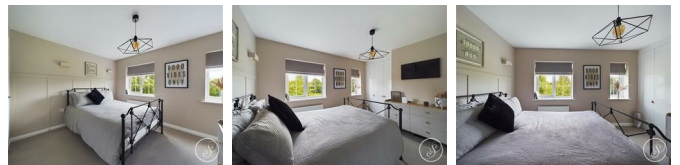


Fitted with a wc, and wash hand basin. In addition there is a central heating radiator.

## First Floor Landing

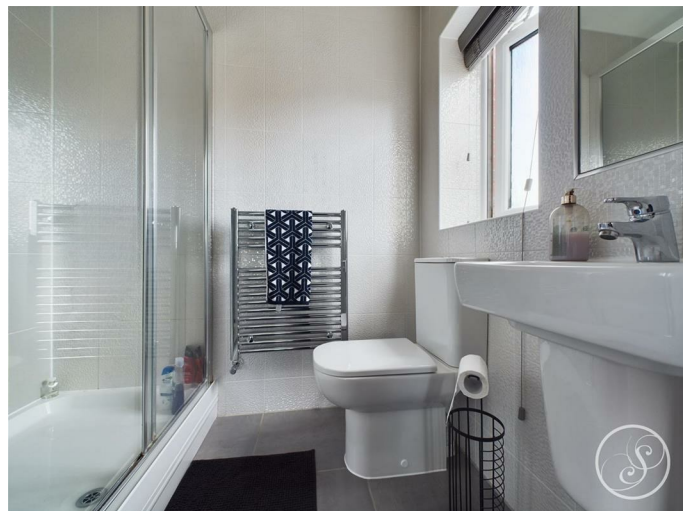
Access into loft. Built in storage cupboard. Central heating radiator.

## Bedroom One



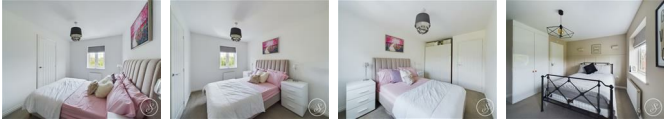
Double glazed window. Central heating radiator. Built in wardrobes.

## Ensuite



Fitted with a shower, wash hand basin and wc. In addition there is tiling, double glazed window and a heated towel rail.

### Bedroom Two



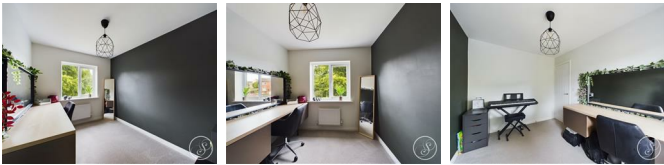
Double glazed window. Central heating radiator.

### Bedroom Three



Double glazed window. Central heating radiator.

### Bedroom Four



Double glazed window. Central heating radiator.

### Bathroom



Fitted with a bath, wash hand basin and wc. In addition there is part tiling, heated towel rail and a double glazed window.

### External



To the front is a spacious driveway. To the rear is a garden that is mainly laid to lawn with a decking area.

### Garage

Up and over door. Power and light. water tap.

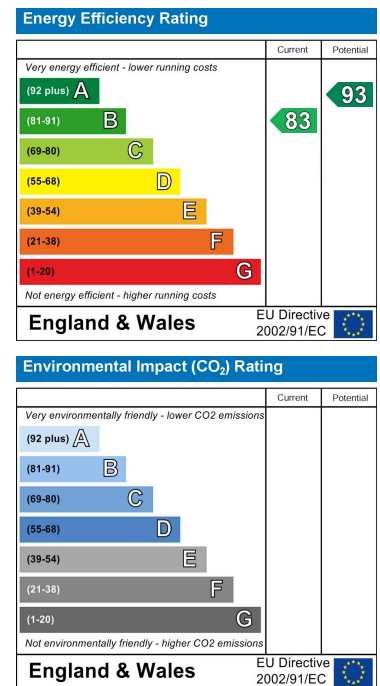
# Floor Plan



# Area Map



# Energy Efficiency Graph



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