



**Stoneacre**  
Properties



**Valley Drive, Leeds, LS15 7ES**  
**Offers Over £400,000**

Valley Drive is a popular location that could be the perfect setting for your new home! This large semi-detached house boasts five spacious bedrooms, offering plenty of room for a growing family or those who love to entertain guests. The property features two bathrooms, ensuring convenience and comfort for all residents. The versatile accommodation layout allows for various possibilities, whether you need a home office, a playroom for the kids, or a cosy area to relax. Located close to Crossgates train station, makes it ideal for commuters or those who enjoy exploring the surrounding areas. Additionally, the presence of a garage provides convenient parking and extra storage space. Don't miss out on the opportunity to make this wonderful property your own - book a viewing today and explore the endless possibilities that this home has to offer!

## Entrance Hall



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

## Living Room



Double glazed bay window to front. Central heating radiator. Fire with feature surround.

## Dining Room



French door to the rear leading out to the garden. Feature fire surround. Central heating radiator.

## Kitchen/Diner/Living Area



Large family area that is ideal for family nights or entertaining guests. The kitchen comprises of a range of wall and base units with work surfaces over incorporating a sink and drainer unit. Electric oven and gas hob with cooker hood over. Plumbing for dishwasher. Space for fridge/freezer. French doors leading out to the garden.

## Utility



Plumbing for washing machine. Space for dryer. Built in storage cupboard. Central heating radiator. Additional storage cupboards with work surfaces over.

## Shower Room



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

## First Floor Landing

Access into loft.

## Bedroom One



Double glazed bay window to front. Central heating radiator.

## Bedroom Two



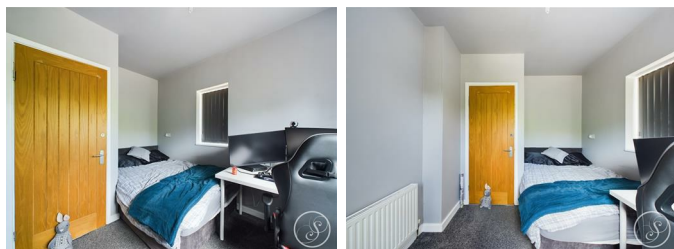
Double glazed window. Central heating radiator.  
Built in storage cupboard.

## Bedroom Three



Double glazed window. Central heating radiator.

## Bedroom Four



Double glazed window. Central heating radiator.

## Bedroom Five

Double glazed window. Central heating radiator.

## Bathroom



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

## External



To the front is a spacious block paved driveway. To  
the rear is a garden that boasts a large patio area  
and a lawned garden.

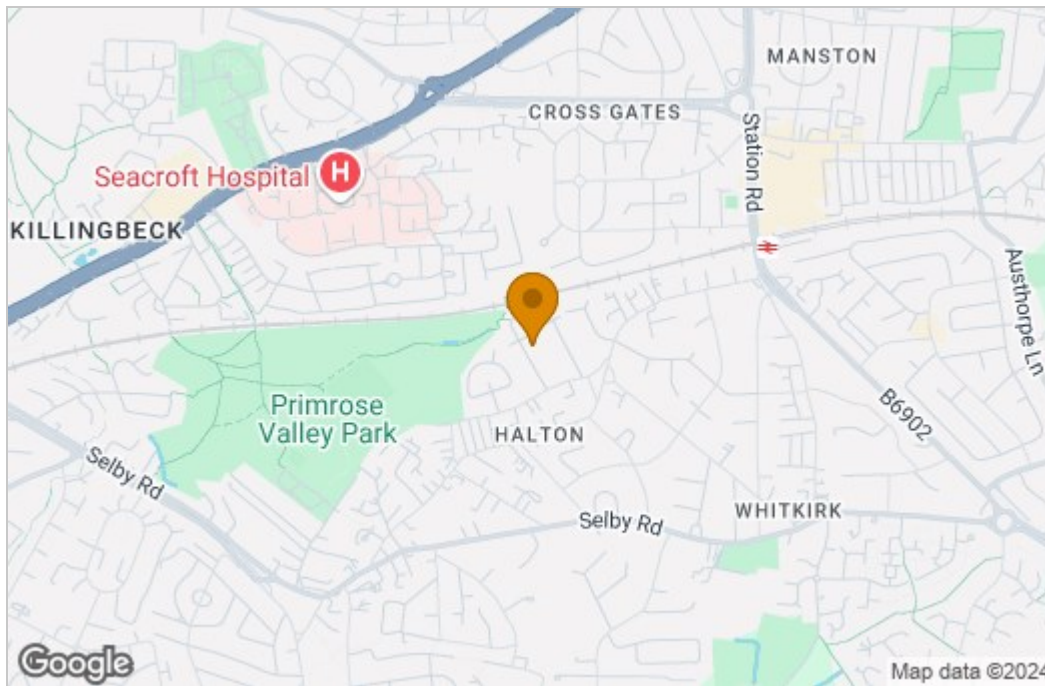
## Garage

Electric up and over door. Power and light.

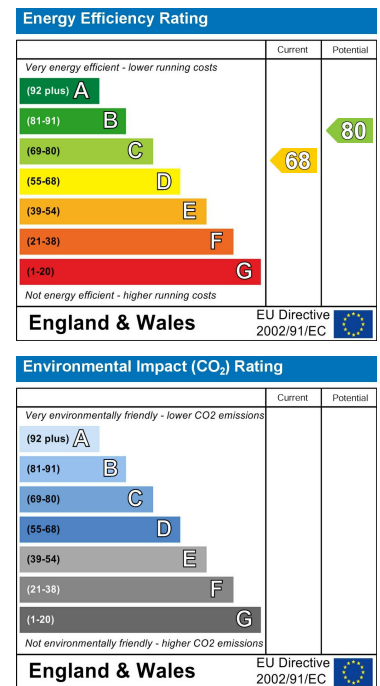
# Floor Plan



# Area Map



# Energy Efficiency Graph



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