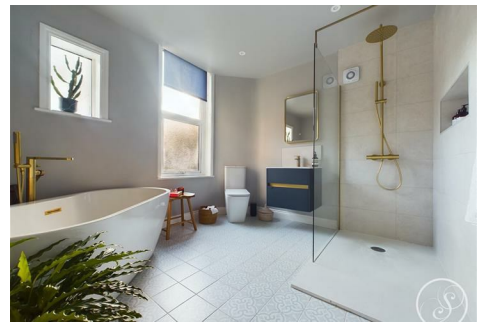




Stoneacre
Properties



Hollyshaw Lane, Leeds, LS15 7AG

£450,000

SUBSTANTIAL AND BEAUTIFULLY PRESENTED FIVE BEDROOM SEMI DETACHED VICTORIAN PROPERTY***

Stoneacre Properties are privileged to be able to offer for sale a substantial beautifully presented Victorian property which can be found upon a popular and sought after residential road. The property is within easy walking distance of all amenities at Whitkirk and Crossgates as well as being close to the wide open spaces at Temple Newsam. This superb home boasts many period features such as high ceilings, wooden flooring and feature fireplaces and is offered for sale in literally ready to move into condition. Boasting an impressive frontage with well planned family sized accommodation over three floors, the property comprises of a large entrance hall, lounge, family room, a superb kitchen/dining room, a guest WC, five bedrooms and a spacious and luxurious bathroom/WC. There is also an enclosed rear garden and off street parking. Only an early internal viewing will help appreciate the many fine features, character and charm that this home has to offer.

Entrance Porch

Wooden flooring. Door leading into entrance hall.

Entrance Hall



Wooden flooring, radiator, under stairs storage cupboard, stairs to the first floor accommodation.

Lounge



Double glazed bay window, wooden flooring, multi fuel log burner, feature corning, picture rail.

Family Room



Feature fireplace, picture rail, double glazed bay window, feature corning,

Kitchen/Diner



Extensive range of luxury fitted wall and base units, sink unit, built in double oven and microwave, five ring gas hob with an extractor hood over, integrated washing machine, integrated dishwasher, integrated fridge/freezer, radiator, wooden flooring, four Velux windows, two additional double glazed windows, low voltage inset spotlights, double glazed door leading to the outside.

Guest Wc

Low level WC, wash hand basin, wooden flooring, heated towel rail.

First Floor Landing



Staircase leading to second floor.

Bedroom One



Feature fireplace, double glazed window, radiator.

Bedroom Two



Double glazed window, radiator.

Bedroom Five



Double glazed window. Central heating radiator.

Bathroom



Spacious and luxurious suite comprising of a free standing bath, walk in shower, low level WC and a vanity wash hand basin. In addition there is a tall central heating radiator, low voltage inset spotlights and two frosted double glazed windows.

Second Floor Landing

Velux window. Access to bedroom three and four.

Bedroom Three



Double glazed window, radiator, large walk in study area/dressing room (please note that this area has potential to be converted into an en-suite bathroom if required).

Bedroom Four



Velux window, radiator, under eaves storage space.

External

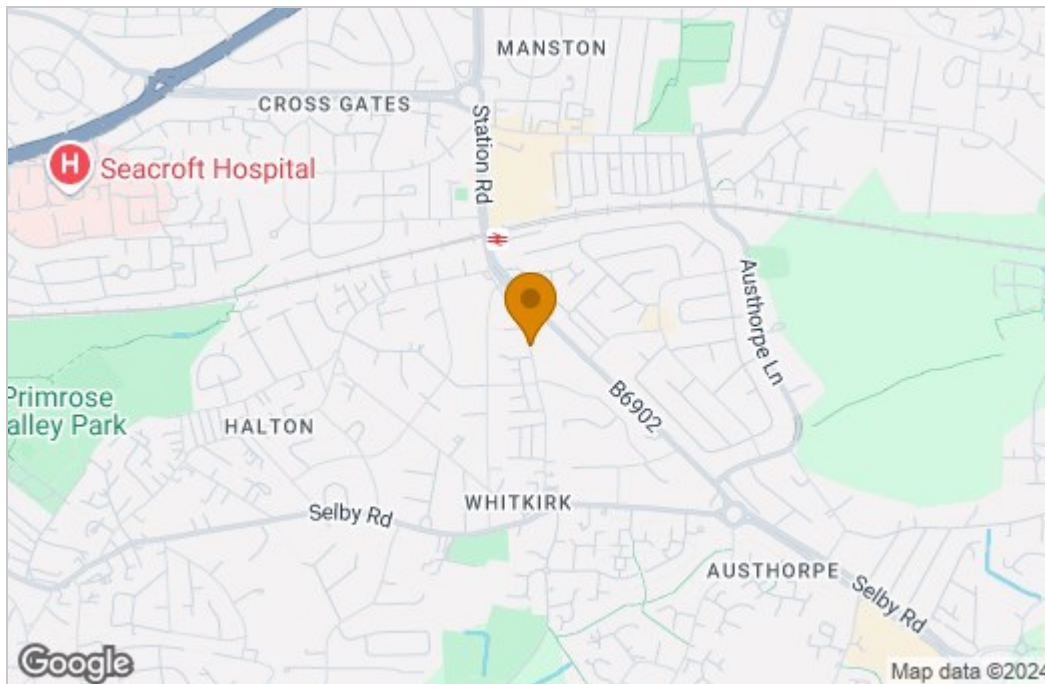


To the front is a parking space. To the rear is an enclosed garden, laid mainly to lawn with a delightful patio area.

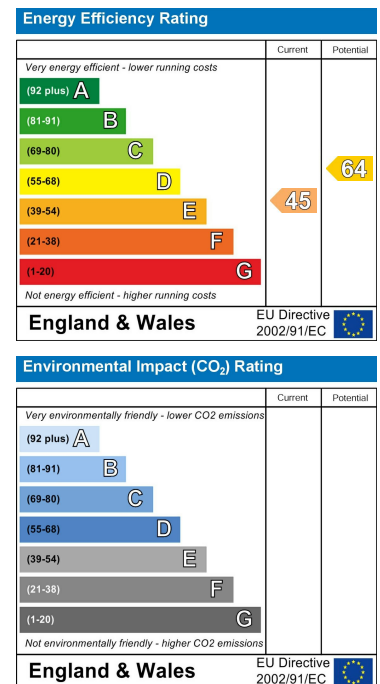
Floor Plan



Area Map



Energy Efficiency Graph



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