



**Stoneacre**  
Properties



**Lulworth Crescent, Leeds, LS15 8PA**

**£475,000**

This is a rare opportunity to purchase a large four bedroomed home that has been skilfully and tastefully extended to provide an abundance of space. This property must be viewed to appreciate the space that is on offer both internally and externally.

Upon arrival a large driveway provides space for multiple cars. The double garage has been built higher to accommodate higher vehicles. Upon entering the property, the accommodation comprises of an entrance hallway, two reception rooms, a large kitchen/diner/family room, usefully utility and guest cloakroom. Stairs to the first-floor lead to a double master suite benefitting from an ensuite. There are two further double rooms, a single and a house bathroom. Located in a sought-after area this is a truly unique opportunity as the plot that this delightful home sits upon is much larger than most others in the area. The house also benefits from solar panels making it energy efficient and it is close to excellent primary and secondary schools. Presented to a high standard throughout this really is an opportunity not to be missed.



## ENTRANCE HALLWAY



Welcoming entrance hallway. Door to the front. Access into lounge, second sitting room, kitchen/diner/family room at the rear. Stairs to the first floor. Guest WC. Central heating radiator.

## LOUNGE



Spacious lounge with double glazed bay window to the front elevation. Central heating radiators and a gas fire with surround.

## SITTING ROOM



Double glazed window to the front and central heating radiator. The room is finished to a modern style with panelled feature wall.

## KITCHEN/DINER/FAMILY ROOM



Large extended entertainment space comprising of a kitchen, dining area and seating area perfect for a large family. The kitchen is fitted with a range of wall and base units, with American fridge freezer and range cooker. Plinth led lighting Island with breakfast bar. The island comprises of drawers and cupboards with plumbing for a dishwasher, worktops incorporating an inset one and half bowl sink. Space for a dining room table and seating area. Solar Velux windows with controls. French doors to the rear. Access into the utility room.

## UTILITY ROOM



Fitted with a range of wall and base units with plumbing for a washing machine and space and vent for a dryer. Sink and drainer. Door to the side. Central heating system.

## GUEST WC



WC and wash hand basin. Sensor light.

## FIRST FLOOR LANDING



Access into bedrooms and bathroom.

## MASTER BEDROOM



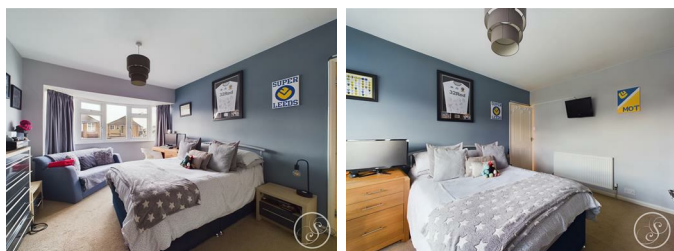
Double bedroom with ensuite shower room. Double glazed window to the front. Central heating radiator.

## ENSUITE SHOWER ROOM



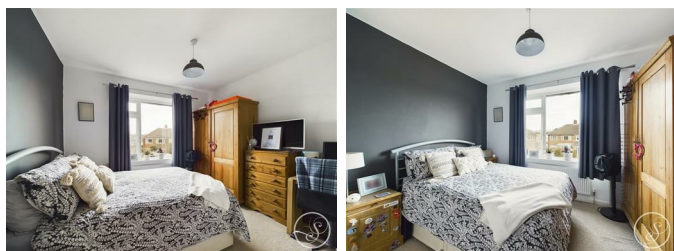
Comprising of a shower cubicle, vanity wash hand basin, wc. Double glazed window to the rear. Extractor fan. Part tiled walls and tiled flooring.

## BEDROOM TWO



Double bedroom. Double glazed bay window to the front elevation. Central heating radiator.

## BEDROOM THREE



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

## BEDROOM FOUR



Double glazed window to the front. Central heating radiator. Storage over bulk head.

## BATHROOM



Family bathroom comprising of a bath, shower cubicle, wc and vanity wash hand basin. Central heating radiator. Fully tiled. Motion sensor lights. Double glazed windows to side. Tiled flooring.

## EXTERNAL



Sat on a large plot this property consists to the front a gated block paved driveway leading to a garage. Garden laid to lawn with flower beds. To the rear is a large garden with a garden room with adjoining pagoda providing further seating. This garden is perfect for those who love to entertain. Further storage building to the rear of the garden. Outside sockets.

## GARDEN ROOM



Spacious garden room fully insulated, power and lights. Electric storage heater. Currently it is used as an entertainment area with bar, however a new owner could use the space for an office.

## GARAGE



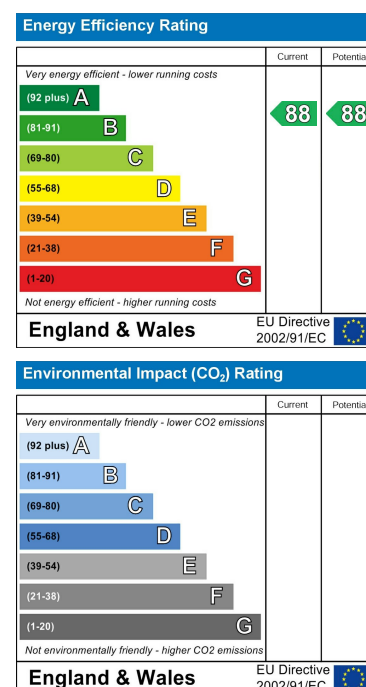
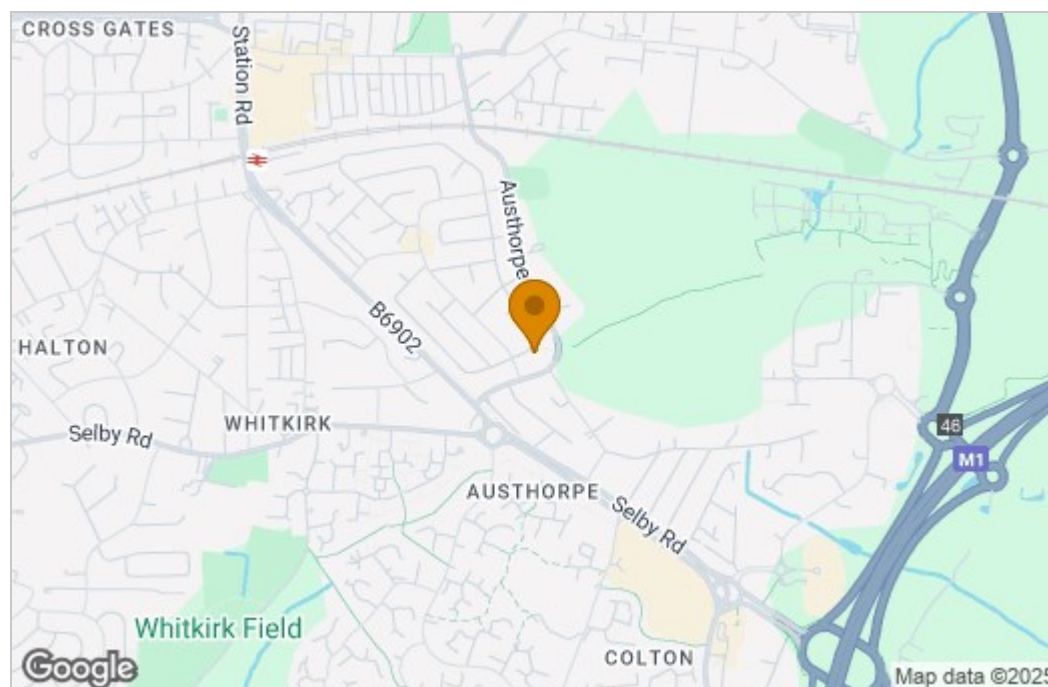
Double extra height garage with electric remote controlled shutter door to the front. It is fully insulated with overhead eaves storage. Power and lights.



## Floor Plan



## Area Map



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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

**View properties before they come on the market by following us on Instagram - @stoneacreproperties**

