



Stoneacre
Properties



Laurel Place, Leeds, LS10 4SU

£350,000

LARGE FOUR BEDROOM FAMILY HOME located at the head of the cul de sac in a sought after location with local amenities/schools and shops nearby, further amenities accessed via the transport links. Ideal family home and or for those who love to entertain guests. Comprising to the ground floor; a entrance hallway, lounge, kitchen, dining room, utility cupboard, guest wc and a large conservatory. To the first floor; four bedrooms with the master bedroom benefiting from an ensuite and the family bathroom. Externally the property boasts a large driveway for multiple cars. To the rear is a easy maintainable garden. Viewing are highly recommended to appreciate all this property has to offer.

ENTRANCE HALLWAY

Open hallway with door to front, access into; dining room, utility, wc, lounge and kitchen. Central heating radiator. Stairs to first floor accommodation.

DINING ROOM

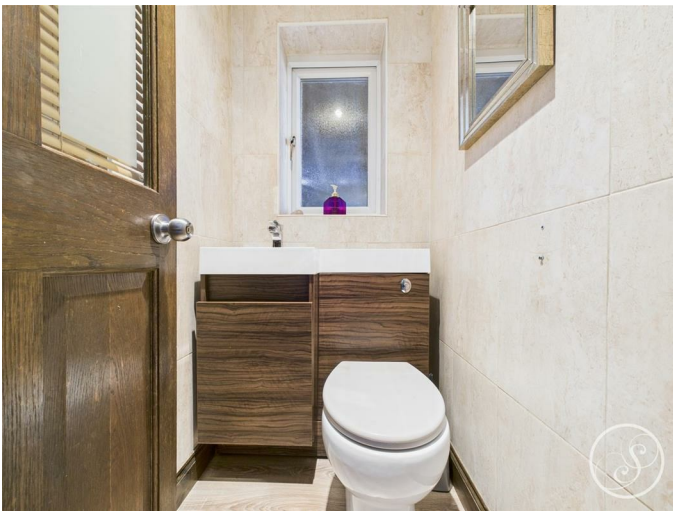


Double glazed box bay window to the front. Central heating radiator.

UTILITY

Space for a dryer and fridge unit. Lights.

WC



Fitted with a vanity sink/wc unit. Heated towel rail. Double glazed window to side.

KITCHEN



Fitted with a range of wall and base units with integrated fridge and freezer. Space for a range cooker with cooker hood above. Plumbing for a washing machine and dishwasher. Window and door to the rear. Central heating radiator.

LOUNGE



Spacious lounge with feature gas fire with surround. Central heating radiator. Sliding patio door to the rear.

CONSERVATORY



Large conservatory spanning the width of the property. Central heating radiators. Double glazed windows to rear and sides. French doors to the rear.

FIRST FLOOR LANDING

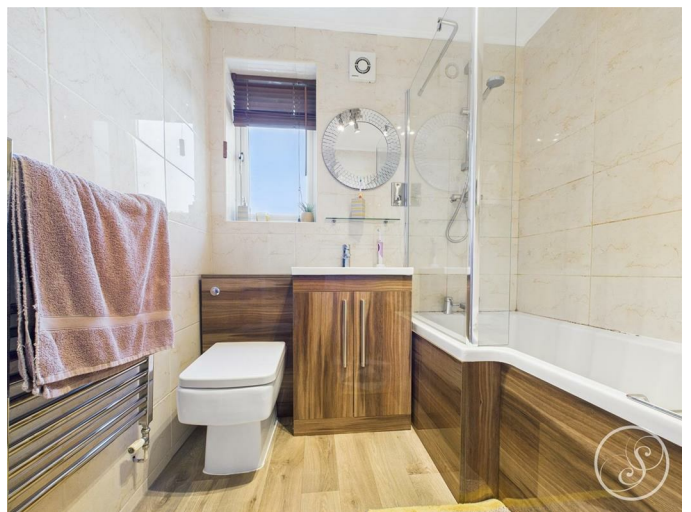
Storage cupboards. Access into the loft.

BEDROOM ONE



Double bedroom with fitted wardrobes. Benefiting from an ensuite bathroom. Double glazed windows to the front.

ENSUITE BATHROOM



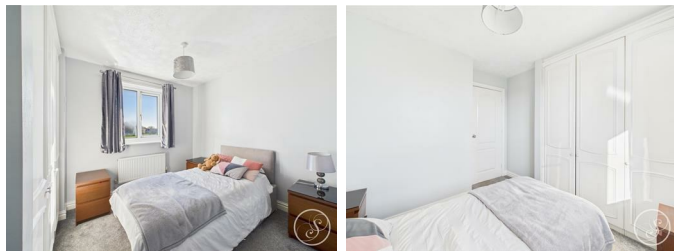
Comprising of a L-shape bath with a hand held shower above, vanity sink/wc unit. Heated towel rail. Window to the side.

BEDROOM TWO



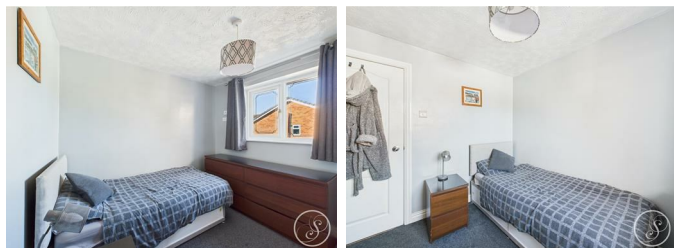
Fitted wardrobes. Double glazed window to the rear. Central heating radiator.

BEDROOM THREE



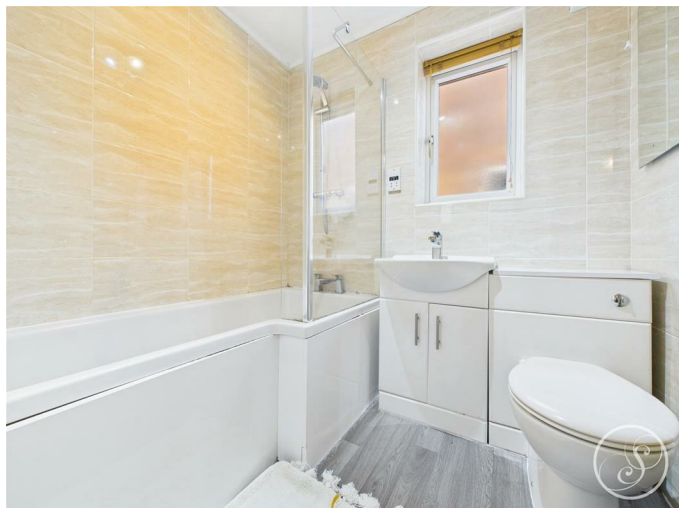
Fitted wardrobes. Double glazed window to the rear. Central heating radiator.

BEDROOM FOUR



Fitted wardrobes. Double glazed window to the front. Central heating radiator.

FAMILY BATHROOM



Comprising of a L-shape bath with a hand held shower above, vanity sink/wc unit. Heated towel rail. Window to the side.

EXTERNAL



Externally the property boasts a large driveway. Further outer storage. Integral garage. To the rear is a tiered low maintenance garden with flower beds.

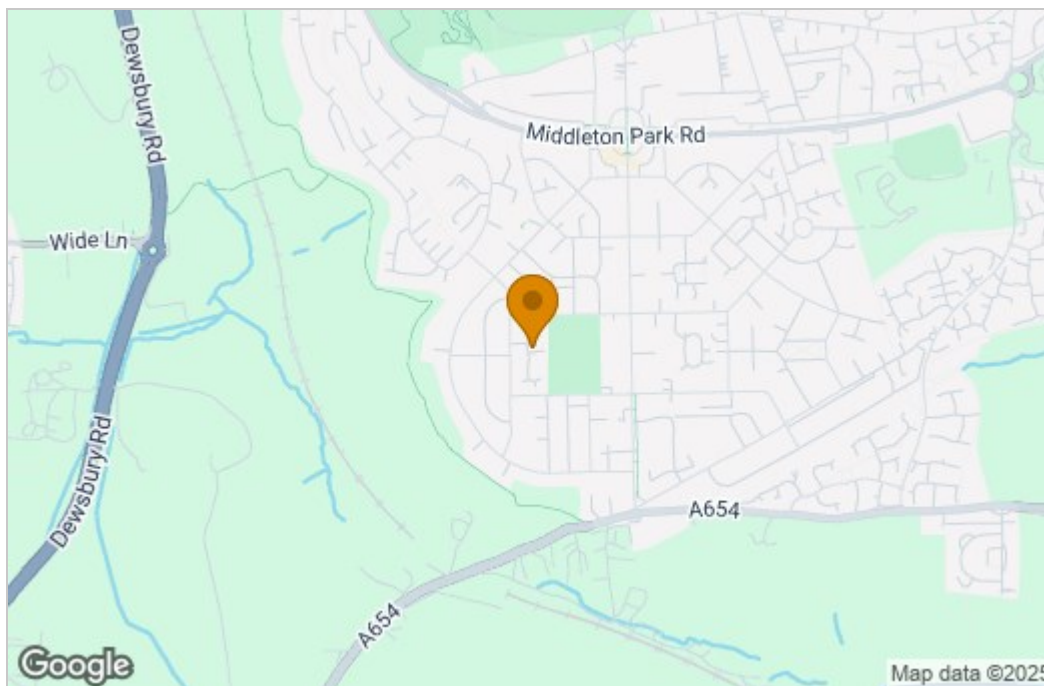
GARAGE

Up and over door.

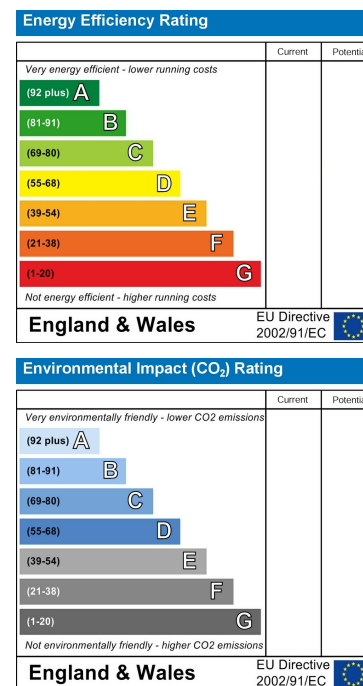
Floor Plan



Area Map



Energy Efficiency Graph



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