



Stoneacre
Properties



Burland Terrace, Swillington Lane, LS26 8QX
£475,000

Offered to the market for sale is this BEAUTIFULLY EXTENDED FOUR BEDROOM COTTAGE. Filled with an abundance of character which will stun all. Located on a sought after street with access to the M1 and local amenities. Comprising to the ground floor; a open entrance way, large through lounge, kitchen diner and snug. To the first floor is an open landing with seating area, two double bedrooms, master suite with ensuite bathroom and the family bathroom. This property is perfect for a growing family and those who love to entertain. Externally to the front of the property is a electronic gated driveway leading to the garage at the rear. To the rear is a beautifully presented garden consisting of; raised decked seating area, patio seating with pergola, garden laid to lawn with flower beds around. Viewings are highly recommended to appreciate all this property has to offer, call the office today 0113 260 9111 while the property is still available!

ENTRANCE HALL



Large open entrance hall with stair case leading to the first floor. Window and door to the front elevation log burner with surround.

LOUNGE



Spacious lounge with window to the front elevation and French door to the rear. Feature fire with marble surround.

KITCHEN DINER



Comprising of wall and base units with integrated dishwasher, washing machine and wine fridge. Space for fridge and freezer. Space for a range cooker. Cooker hood above. Island breakfast bar area with built in storage. Worktops incorporating a sink with drainer. Door to the side. Window to the front and rear. Space for dining room table.

SNUG/BEDROOM FOUR



Dual aspect windows to the rear. Storage cupboard.

FIRST FLOOR LANDING



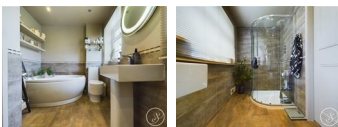
Open landing with snug seating area. Window to the front. Access into bedrooms and bathroom.

MASTER BEDROOM



Double bedroom with fitted wardrobes. Windows to the front and side. Ensuite bathroom.

ENSUITE



Comprising of a corner bath, wc, wash hand basin and corner shower. Windows to the rear.

BEDROOM TWO



Double bedroom with window to the front.

BEDROOM THREE



Double bedroom. Window to the rear.

BATHROOM



Large family bathroom comprising of a freestanding bath, wc and wash hand basin. Walk-in-shower. Window to the rear.

EXTERNAL



Externally the property consists of a large pebbled driveway with electric gate to the front and double garage. To the rear is a north west facing beautifully maintained garden with decking, paved patio with pergola. Brick BBQ.

GARAGE

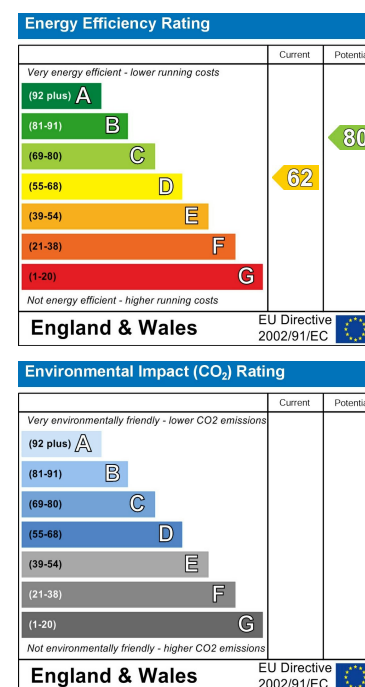
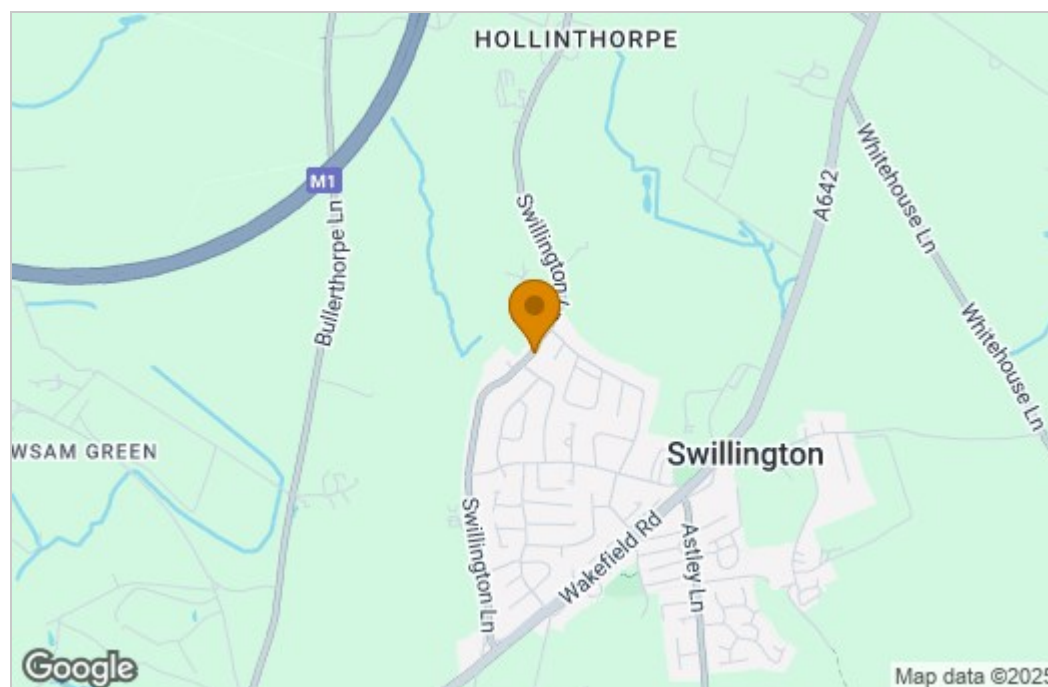


Electric up and over door.

Floor Plan



Area Map



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

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