



**Stoneacre**  
Properties



## **Yew Tree Lane, Leeds, LS15 9JD**

### **Offers Over £385,000**

Offered for sale is this skilfully extended three bedroom family home with garden office. Situated in a cul-de-sac in the sought after village of Colton. Located close to local amenities including The Springs shopping and entertainment complex and transport links. This property is ideal for a growing family due to the space it provides. The property benefits from a beautiful modern finish throughout including recently fitted Herringbone SPC flooring to the ground floor rooms, which is sure to appeal to all people. Comprising to the ground floor; entrance hallway, lounge, kitchen/diner, sunroom and utility space. To the first floor; three bedrooms with the master bedroom benefiting from an ensuite and a family bathroom. Externally the property has a driveway for two cars, gardens to the front and rear. Outer building currently adapted to provide space for a home office. Viewings are highly recommended to appreciate all this property has to offer.

### ENTRANCE HALLWAY

Spacious entrance hallway with storage cupboard and utility space. Access to the lounge and kitchen/diner. Staircase leading to the first floor.

### LOUNGE

Beautifully presented lounge with double glazed window to the front with shutters. Central heating radiator. Access into the kitchen/diner.

### KITCHEN/DINER

Comprising of a modern range of wall and base units with integrated SMEG electric oven and microwave. Quartz overlay worktops incorporating a gas stove with cooker hood above and sink. Space for a fridge/freezer. Double glazed window to the rear with shutters. Central heating radiator.

### SUN ROOM

Currently used by the owners as a dining room this versatile space offers ample natural light and views across the rear garden. The Equinox roof is also a wonderful addition. Double glazed window to the rear. French doors to the side leading out to the garden. Large central heating radiator.

### UTILITY SPACE

Storage space and plumbing for a washing machine.

### FIRST FLOOR LANDING

Storage cupboard housing the water cylinder. Window to the front. Access into a part boarded insulated loft that has benefitted shelves to provide additional storage.

### BEDROOM ONE

Double bedroom with bespoke fitted wardrobes. Double glazed window to the front with shutters. Central heating radiator. Access into an ensuite shower room.

### ENSUITE

Fitted with a shower cubicle, wash hand basin and wc. Heated towel rail. Double glazed window to the front.

### BEDROOM TWO

Double bedroom. Double glazed window to the rear with shutters. Central heating radiator. Storage cupboard.

### BEDROOM THREE

Double glazed window to the rear with shutters. Central heating radiator. Bespoke fitted ceiling height storage cupboards skilfully built in.

### BATHROOM

Comprising of a free standing bath, vanity sink unit and wc. Heated towel rail. Double glazed window to the rear

### EXTERNAL

Externally to the front is a beautiful garden that is laid to lawn with flower beds. Driveway to the side for two cars. To the rear is a tiered garden consisting of flags, lawn and a slate laid seating area with raised flower beds. Out building/office.

### OFFICE/OUTBUILDING

Currently used by the owner as an office this ready made room can be used for a range of purposes by any prospective buyer. With electric heater, power and lights, storage cupboard and a fully boarded loft. French doors to the side and double glazed window to the front. In addition there is cabled fibre ports and a TV Ariel.

### BOILER

The vendor has advised that the boiler was installed one year ago and has just benefitted from a full service. In addition they have advised that approximately ten years remain on the guarantee.

### HOT WATER PUMP

This property also benefits from a hot water pump that provides fast flowing hot water. This can be switched on and off as required.

### CONSUMER UNIT

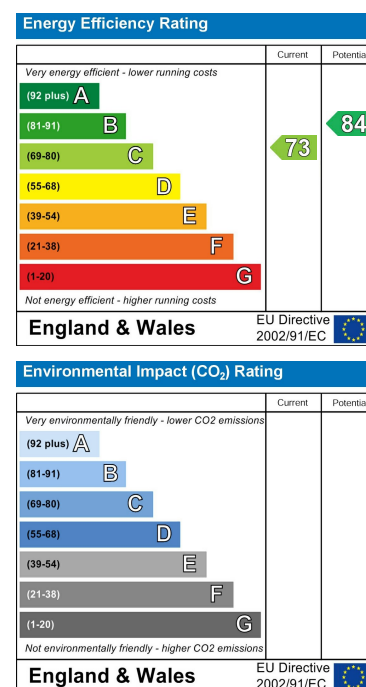
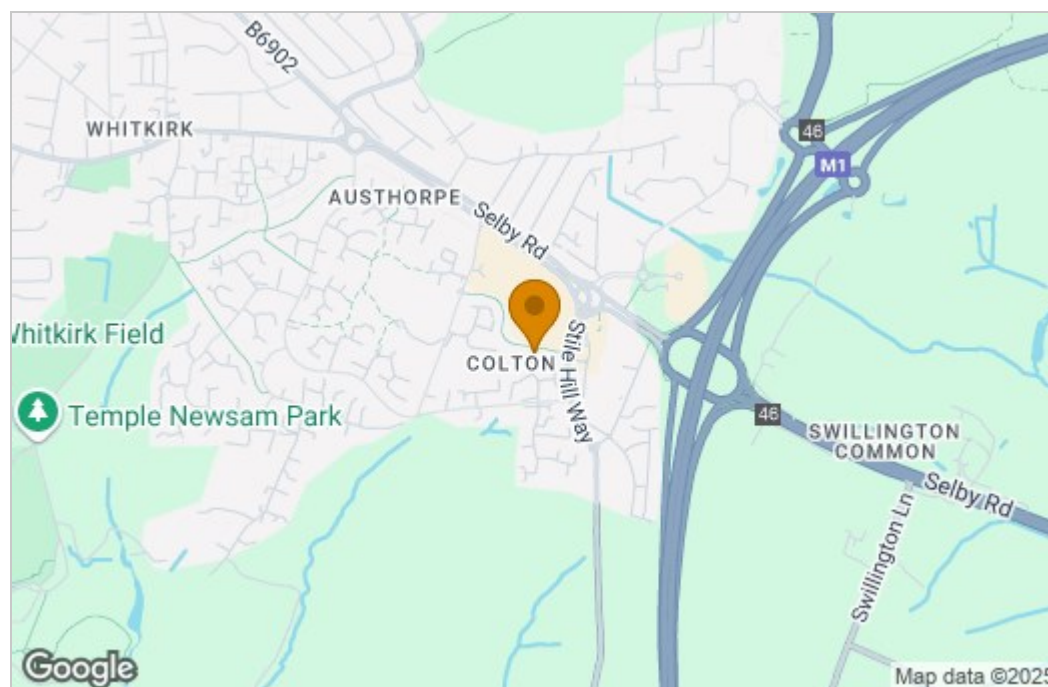
We have been advised that the consumer unit is two years old.



## Floor Plan



## Area Map



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