



Stoneacre
Properties



Hardwick Way, Leeds, LS15 8NY
£450,000

Stoneacre Properties are proud to present this special and incredibly spacious family home, which is situated in a prime position on this popular development. The property benefits from spacious living accommodation, high quality fixtures and fittings throughout, four generous size bedrooms (one en-suite), large and enclosed garden and off road parking for two large vehicles. The property offers living space which is incredibly versatile to suit your lifestyle; it can either be presented with a more open plan, modern entertainment style or alternatively rooms can be adjusted giving a more formal intimate feel. The interior of this elegant home harmoniously fuses sophisticated design with modern practicality, evoking a classic charm throughout the house. The property has undergone some significant improvements by the current owners including:-
Reconfiguration to create more internal living space- Newly laid flooring throughout the ground floor - Fitted wardrobes in some of the bedrooms.

ENTRANCE HALLWAY

On entering the property, you are greeted by a warm and welcoming hallway. Benefiting from a wall mounted radiator. From the hallway an internal door leads to the lounge and a staircase rises to the first floor landing which has highly innovative storage, perfect for the family shoes.

LOUNGE



A wonderful principal reception room which offers plenty of space for a number of pieces of comfy furniture, the perfect place to sit back and relax. An excellent level of natural light floods into the room through a large window to the front aspect. The room also benefits from a wall mounted radiator and newly laid high quality flooring. From the lounge an internal door leads to the

KITCHEN/FAMILY ROOM



Giving the WOW factor to the property is this magnificent Kitchen/Family room which forms the hub of the house. The Kitchen has an array of stylish modern wall and base units providing plenty of storage with complementary work-surfaces and up-stands. It benefits from a number of appliances including an integrated fridge/freezer and dishwasher, fitted oven and grill, hob with extractor and stainless steel splash back and a sunken sink and drainer. From the kitchen a window overlooks the rear garden. DINING AREA Running open plan with the kitchen is the dining area which offers space for a large dining table and chairs, the perfect space to entertain family and friends. The kitchen/family room benefits from flooring flowing though from the lounge, a wall mounted radiator and set of patio doors which lead to the rear garden. From the room internal doors lead to the utility room and Inner hallway.

UTILITY ROOM



The room which takes away the pressure from the kitchen. Benefiting from further wall and base units offering more storage with complimentary work-surfaces, plumbing for a washing machine, electrics for a tumble dryer and a single sink and drainer. There is also flooring to match the kitchen and a door which leads to the downstairs w/c and rear garden.

DOWNSTAIRS WC



Comprising of a two-piece suite including a low flush W/C and wash hand basin with tiled splash back. There is also a wall mounted radiator, frosted window and flooring to match the rest of the ground floor.

INNER HALLWAY

From the inner hallway doors lead to a useful storage cupboard and playroom.

PLAY ROOM



A wonderful addition to the property and a room not many properties of similar style will offer. The room is currently used as a spacious playroom but it could be used for a variety of purposes including a large home office or even a gym. Benefiting from a stylish tall standing radiator.

FIRST FLOOR LANDING

The property boasts a spacious landing with internal doors leading to all four bedrooms and the family bathroom. The loft is also accessed from the landing via a drop down ladder. The loft is partially boarded out, offering a good level of storage.

MASTER BEDROOM



A wonderful sized bedroom with fitted mirrored wardrobes to one aspect. However, there is still plenty of space for a super king size bed and a number of pieces of free-standing furniture. It benefits from a large window (blind included) and wall mounted radiator.

ENSUITE



An impressive and spacious En-suite which comprises of a three-piece suite including a spacious 1 1/2 walk-in shower cubicle with wall mounted shower head, wash hand basin built onto a useful vanity unit and low flush W/C. There is also a frosted window, heated towel rail and the room is decorated with tiles to the walls and stylish flooring.

BEDROOM TWO



A great size second double bedroom which again has fitted wardrobes to one aspect. The room still has space for a double bed and free standing furniture and is complimented by a window (blind included) (overlooking the rear garden) and a wall mounted radiator.

BEDROOM THREE



A third double bedroom with space for a double size bed and free-standing furniture, including a dressing table and chair. It benefits from a window, wall mounted radiator and stylish wood effect flooring.

BEDROOM FOUR



Another double bedroom with space for a bed and free standing furniture. Benefiting from a wall mounted radiator and window.

FAMILY BATHROOM



Another spacious and well presented room. Comprising of a three-piece suite including a panelled bath with wall mounted shower head and glass screen, low flush W/C and wash hand basin. There is also a large heated towel rail, frosted window, and the room is decorated with tiles to the walls and stylish flooring.

EXTERIOR



To the front of the property is a large driveway which allows off road parking for two large vehicles. To the side of the driveway is a generous size garden, which is laid to lawn and wraps around the side of the property. The rear of the property can be gained down one side through a tall standing and secure pedestrian gate. The rear garden is a true gem! Incredibly private and a wonderful size which is mainly laid with premium artificial grass, perfect for the Summer months. However, there is also a large patio area which is ideal for outdoor furniture and the BBQ weather. To the rear of the property is also a large garden shed, perfect for storage outdoor equipment, external power points and an outside tap to the side.

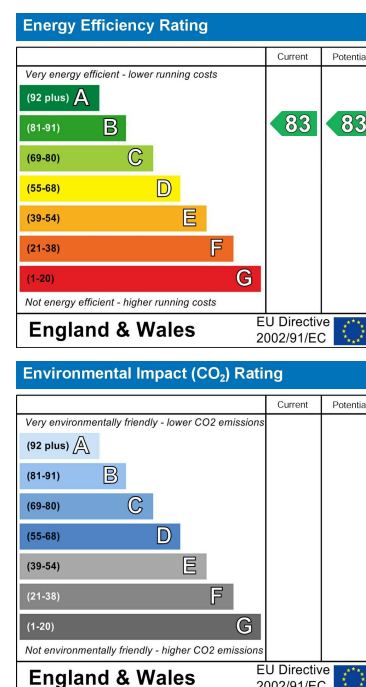
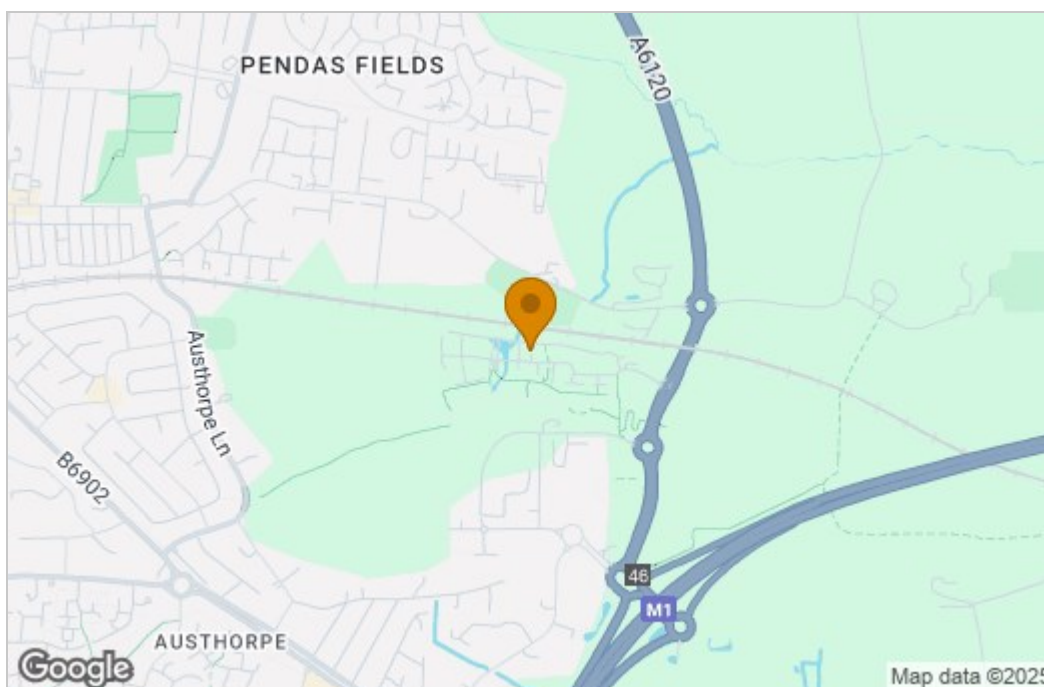
LOCATION

The property is close to a number of local amenities including the highly popular Springs complex which offers a number of eateries, pubs, micro bars and a cinema. The surrounded schools are heralded with an excellent reputation making it ideal for any family. This lovely home is also close to a number of recreational activities for both children and adults including a local golf course. A number of countryside walks are also on the property's doorstep. There is also easy access to the A1/M1 motorway network, A63, A58 and A64, making this the ideal spot for any commuter.

Floor Plan



Area Map



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