



Stoneacre
Properties



Amelia Stewart Lane, Leeds, LS15 8FS

Offers In The Region Of £600,000

Offered for sale is this beautiful Four-Bedroom Executive Detached Home with Double Garage.

Welcome to this exceptional four-bedroom detached family residence, perfectly situated in a desirable development, formerly The Barnbow Royal Ordnance Factory commemorated with a Leeds Civic Trust Blue Plaque, near Crossgates, Leeds. This beautifully presented home offers an ideal blend of style, comfort, and practicality, appealing to growing families and professionals alike.

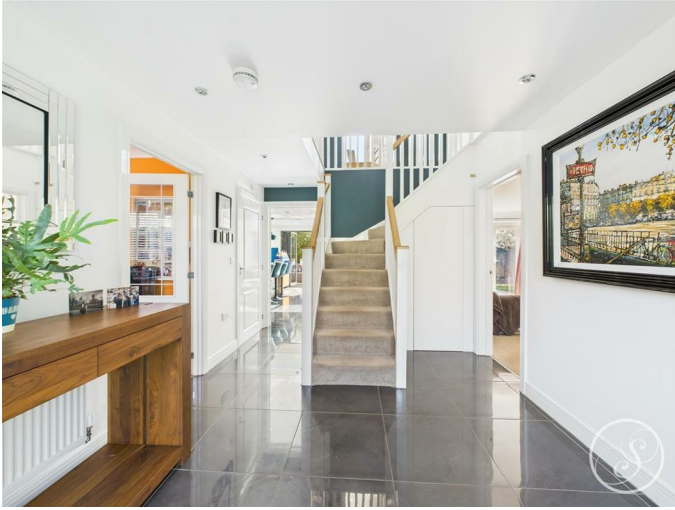
Set on a generously sized plot and featuring a detached double garage with an electric vehicle charging point, smart gas central heating and double glazing throughout the home, this property enjoys wraparound gardens and ample off-street parking—offering space, privacy, and convenience all in one.

Located just outside of Crossgates, the property is within close proximity to local shops, reputable schools, and major transport links, including bus routes, Crossgates Train Station, and the new East Leeds Orbital Route offering swift connections to the M1, Leeds City Centre, and The Springs shopping complex.

Comprising of a; entrance hallway, diner/playroom, office, lounge, kitchen/diner/family room/ four bedrooms two benefiting from their own ensuites and a family bathroom.

Viewings are highly recommended to appreciate all this property has to offer.

ENTRANCE HALLWAY



Step into a spacious and light-filled hallway with stylish under-stairs storage cupboard and drawers. The hallway offers access to all main ground floor rooms and includes a WC, and alarm system.

OFFICE



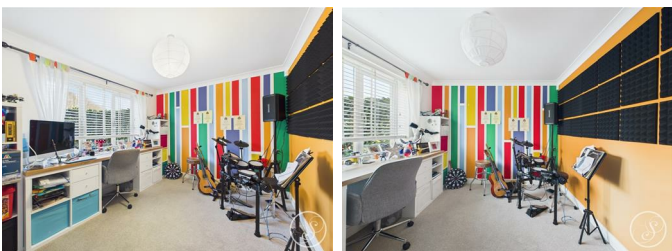
A bright, spacious and functional space ideal for working from home, with a front-facing double-glazed window overlooking the garden.

LOUNGE



A warm and inviting lounge space featuring French doors that open onto the rear garden.

DINING ROOM/PLAYROOM



Currently used as a playroom, this versatile space was originally designed as a formal dining room and can be adapted to suit your lifestyle needs.

KITCHEN/DINER/FAMILY ROOM



This stunning extended kitchen is the heart of the home—ideal for entertaining or family time. Boasting high-end integrated AEG appliances including multiple ovens, combination microwave oven, dishwasher, dual fridge-freezers, and a wine cooler. The large island breakfast bar houses a five-ring gas hob and AEG extractor as well as ample storage to both sides.

UTILITY

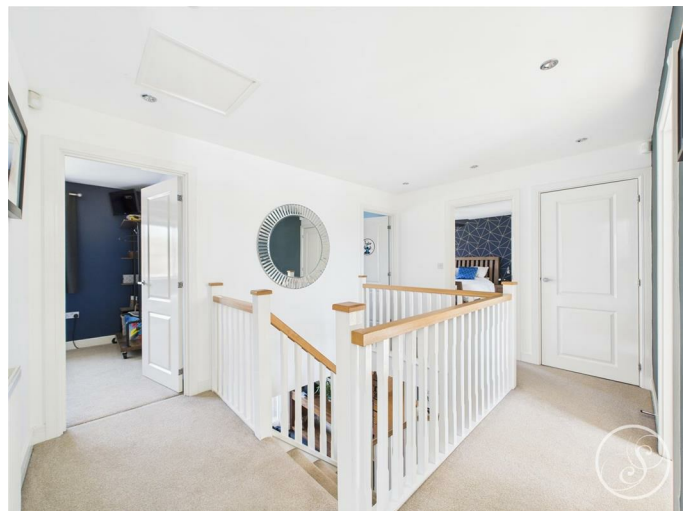


Fitted with base and wall units, stainless steel sink, and plumbing for a washing machine. Includes a convenient side door leading to the driveway.

GUEST WC

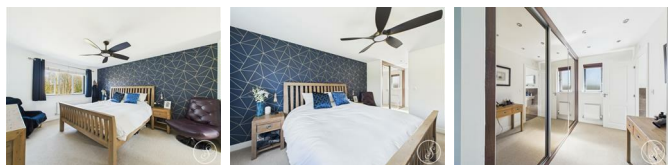
Fitted with a corner washbasin and WC.

FIRST FLOOR LANDING



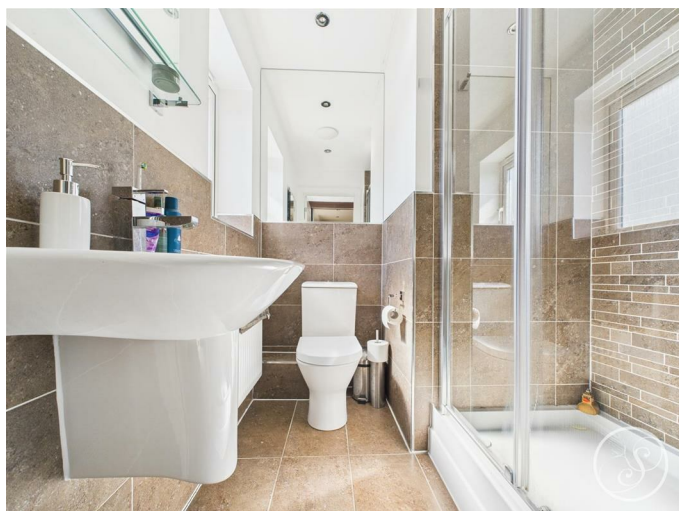
A spacious gallery landing area providing access to all bedrooms, the family bathroom, a storage cupboard and loft access.

MASTER BEDROOM



A luxurious master suite with ample space for a super king-sized bed, featuring dual-aspect windows for plenty of natural light. Includes a walk-in dressing area with fitted wardrobes and a private ensuite with shower, WC, wash basin and window to the rear

ENSUITE SHOWER ROOM



Comprising of a wc, shower cubicle and wash hand basin. Central heating radiator. Double glazed window to the rear.

BEDROOM TWO



A generously sized king bedroom with front-facing window, its own ensuite bathroom with shower, WC, wash basin, heated towel rail and window to the side.

ENSUITE SHOWER ROOM



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

BEDROOM THREE



Another well-proportioned double bedroom with rear-facing views out to the rear garden.

BEDROOM FOUR



A good sized double bedroom located at the front of the property with window to the front.

FAMILY BATHROOM



Beautifully appointed with a modern suite comprising a bath, separate shower cubicle, WC, wash basin, a heated towel rail and rear window.

EXTERNAL



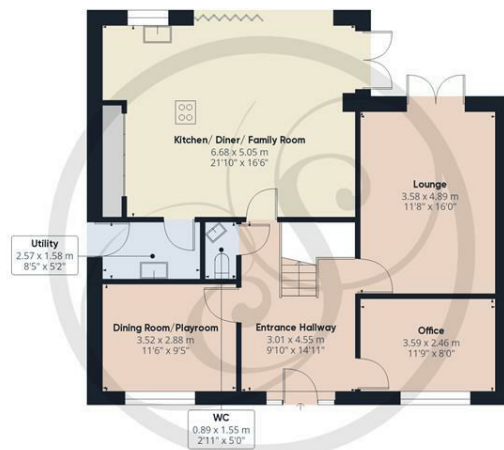
The property occupies a substantial end plot with gardens extending around three sides. The front garden is mainly laid to lawn with mature shrubs adding privacy and character. The rear garden is designed for low maintenance, featuring a lawn, large paved patio, a raised decked seating area, a shaded pergola, and a charming water feature.

Multiple outdoor electric points enhance functionality for outdoor entertaining.

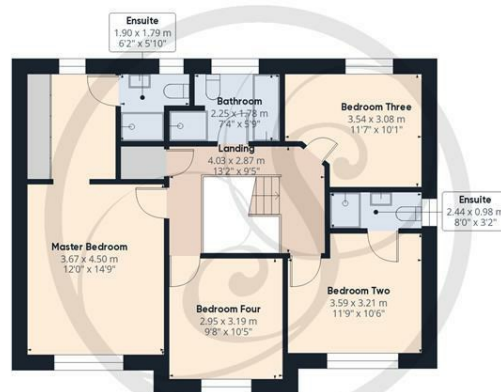
DOUBLE GARAGE

With up-and-over doors, lighting, power supply, and an EV charging port—offering excellent storage or home gym opportunities.

Floor Plan



Floor 0



Floor 1

Approximate total area^(a)

162.75 m²
1751.81 ft²

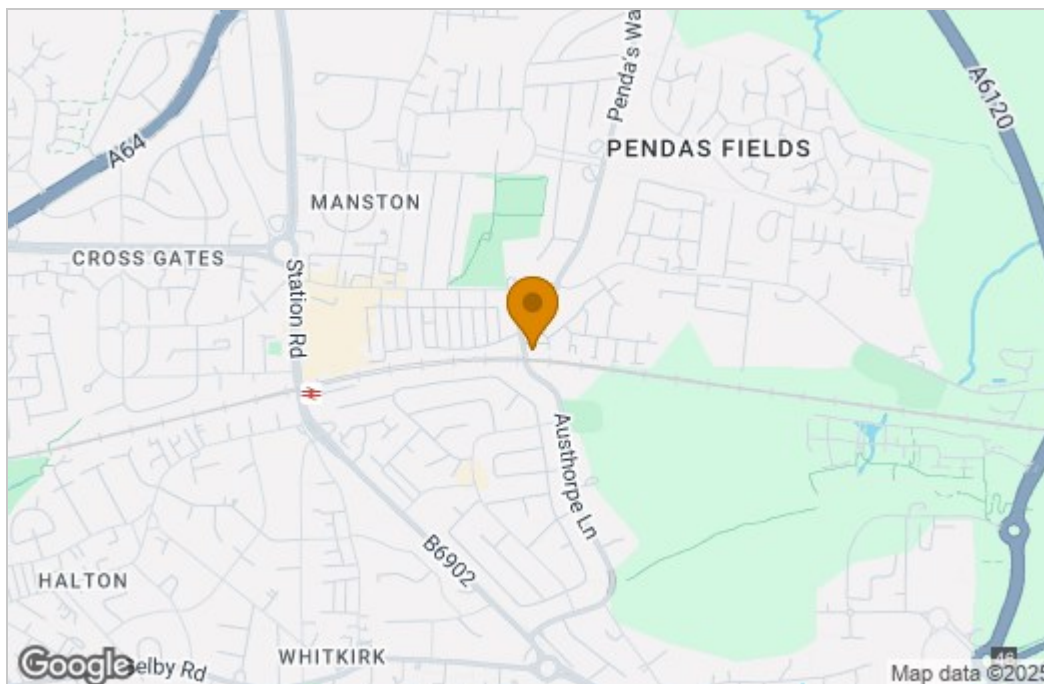
(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

Area Map





Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
<p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p><i>Not energy efficient - higher running costs</i></p>	81	88

England and Wales

EU Directive
2002/91/EC



Environmental Impact (CO ₂) Rating		Current	Potential
<p><i>Very environmentally friendly - lower CO2 emissions</i></p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p><i>Not environmentally friendly - higher CO2 emissions</i></p>			
<p>England & Wales</p>		<p>EU Directive 2002/04/EC</p>	

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