



Stoneacre
Properties



Kirkfield View, Leeds, LS15 9DX

£385,000

Offered for sale is this charming extended detached family home located in the desirable area of Colton Village. This property boasts three well-proportioned bedrooms, making it an ideal choice for families or those seeking extra space. The master bedroom features an ensuite, providing a private retreat, while the additional bathroom serves the other bedrooms and guests alike. As you enter the home, you will be greeted by a spacious kitchen/dining area, perfect for family meals and entertaining friends. The lounge offers a comfortable space to relax, and there is also a dedicated home office, ideal for those who work from home or require a quiet study area. A convenient guest WC adds to the practicality of this lovely home.

The property is set in a delightful position, surrounded by well-maintained gardens that offer a peaceful outdoor space for children to play or for adults to unwind. The combination of spacious interiors and attractive outdoor areas makes this home a wonderful place to live. With its excellent location in Colton Village, you will enjoy a friendly community atmosphere while still being close to local amenities and transport links. This property truly represents a fantastic opportunity for anyone looking to settle in a family-friendly environment. Don't miss the chance to make this lovely house your new home.

Entrance

Door to front. Staircase leading to first floor. Central heating radiator. Storage cupboard.

Kitchen/Diner



Extended kitchen/diner with a range of wall and base units with work surfaces over incorporating a sink and drainer unit. Plumbing for washing machine and dishwasher. Electric oven and gas hob. In addition there is two double glazed windows, door to rear and a central heating radiator.

Lounge



Fire with feature surround. Two central heating radiators. Patio door leading out to the garden. Double glazed window.

Office



Double glazed window. Central heating radiator.

Guest WC



Fitted with a wc and wash hand basin. In addition there is a central heating radiator and a double glazed window.

First Floor Landing

Double glazed window. Access into loft. Storage cupboard.

Bedroom One



Two double glazed window. Two central heating radiators. Built in wardrobes. Access into ensuite.

Ensuite



Fitted with a shower, wash hand basin and wc. In addition there is a shaver point, heated towel rail and a double glazed window.

Bedroom Two



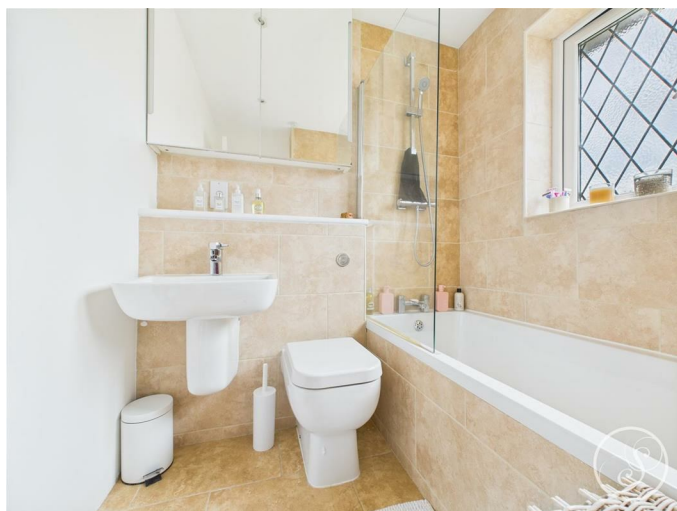
Built in wardrobes. Central heating radiator. Double glazed window.

Bedroom Three



Double glazed window. Central heating radiator.

Bathroom



Fitted with a bath with shower over, wash hand basin and wc. In addition there is tiling, a heated towel rail and a double glazed window.

External



To the front is a garden that is mainly laid to lawn. To

the rear is an enclosed garden that is also laid to lawn with a patio area.

Garage

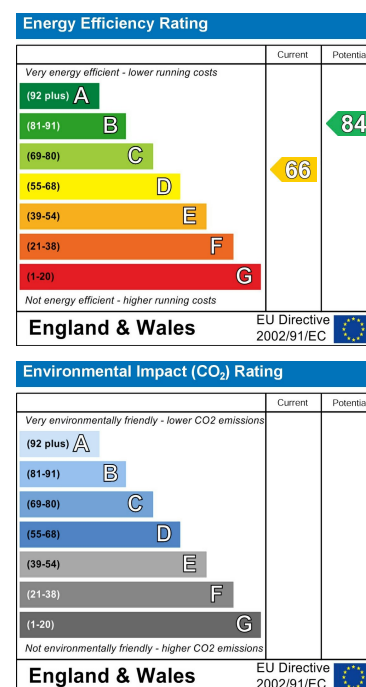
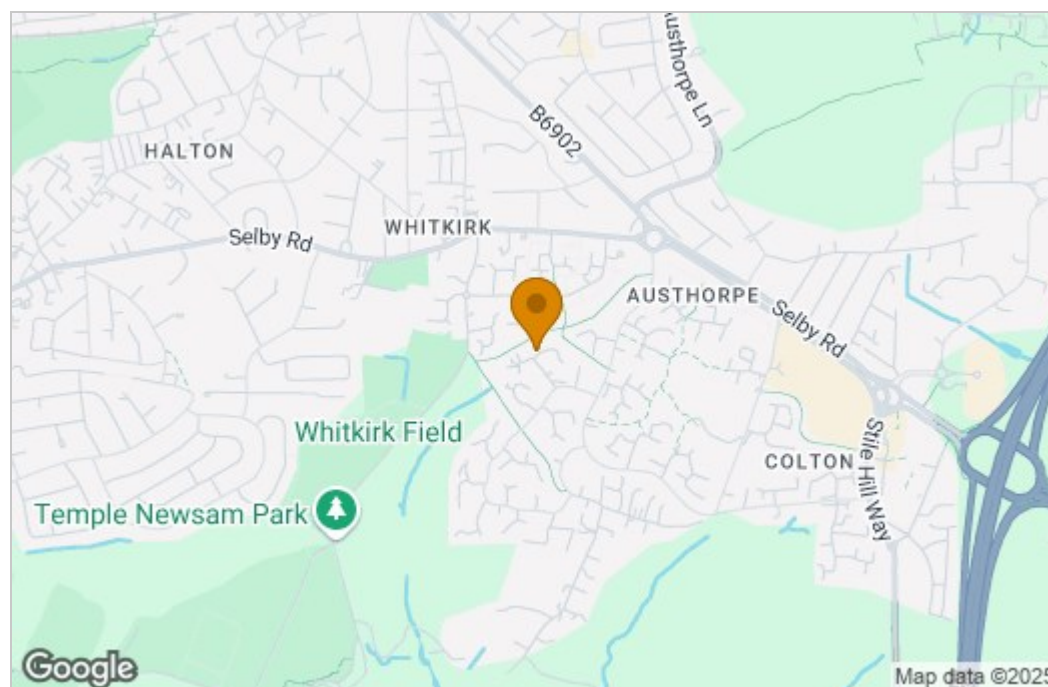


Up and over door.

Floor Plan



Area Map



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