



**Stoneacre**  
Properties



**Hertford Chase, Leeds, LS15 9EP**

**£500,000**

Stoneacre Properties are delighted to offer for sale this stunning detached home in Colton village. This property has just benefitted from a full renovation completed to a high standard throughout. This large detached family home offers ample space for a growing family. The property comprises of entrance, guest w.c, lounge, sun room, kitchen/diner/family room, utility, first floor landing, four bedrooms the master having an ensuite and a house bathroom. Externally the property benefits from a double garage that could be used as a workshop if required, driveway and a fully enclosed rear garden. This property must be viewed to appreciate the space and the quality of the renovation.

## ENTRANCE

Door to the front. Staircase leading to first floor landing. Large useful storage cupboard.

## GUEST W.C



Double glazed window to the front. Central heating radiator. Low flush wc and wash hand basin.

## LOUNGE



This spacious lounge offer ample space for a family or entertaining guests. Double glazed window to the front elevation allowing ample of light. Two central heating radiators. Sliding doors leading to the sun room.

## SUN ROOM



This beautiful sun room offers a delightful space to relax whilst over looking the rear garden. French doors leading out. Central heating radiator.

## KITCHEN/DINER/FAMILY ROOM



This beautiful kitchen/diner/family room offers a fantastic space for entertaining. Fitted with a large range of modern wall and base units with work surfaces over incorporating a sink and drainer unit. Integrated electric oven with induction hob and extractor fan above. Integrated fridge/freezer and dishwasher. Double glazed windows to the front and rear elevation. Central heating radiator. Ample space for a dining room table.

## UTILITY ROOM

Fitted with a matching range of wall and base units. Sink and drainer unit. Plumbing for washing machine. Central heating radiator.

## FIRST FLOOR LANDING

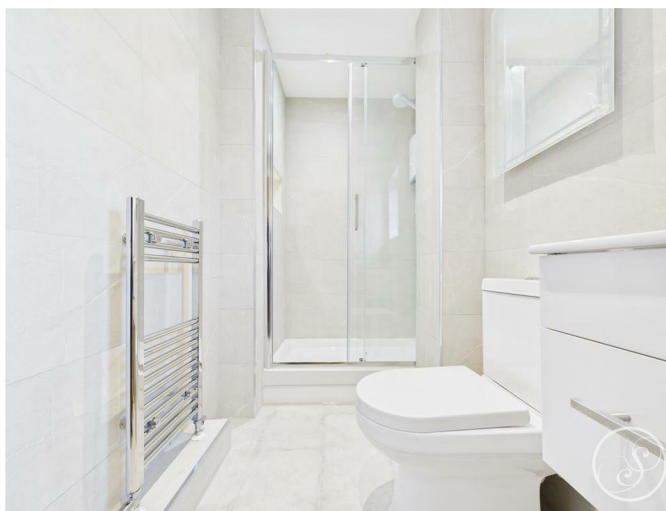
Large landing with access into the loft.

## BEDROOM ONE



Double glazed window to the front. Central heating radiator. Access into ensuite.

## ENSUITE



Fitted with a Low flush w.c, wash hand basin and shower cubicle. In addition there is a double glazed window, heated towel rail and shaver point.

## BEDROOM TWO



Double glazed window. Central heating radiator. Storage cupboard.

## BEDROOM THREE



Double glazed window. Central heating radiator.

## BEDROOM FOUR



Double glazed window. Central heating radiator.

## BATHROOM



Fitted with a modern white suite comprising of a bath with electric shower over, low flush w.c. and a wash hand basin. In addition there is a double glazed window and a heated towel rail.

## EXTERNAL



To the front is a garden that is planted and beautifully maintained. To the side is a sweeping driveway that leads to a double garage. To the rear is an enclosed garden that offers a great space for children to play or for entertaining guests.

## DOUBLE GARAGE

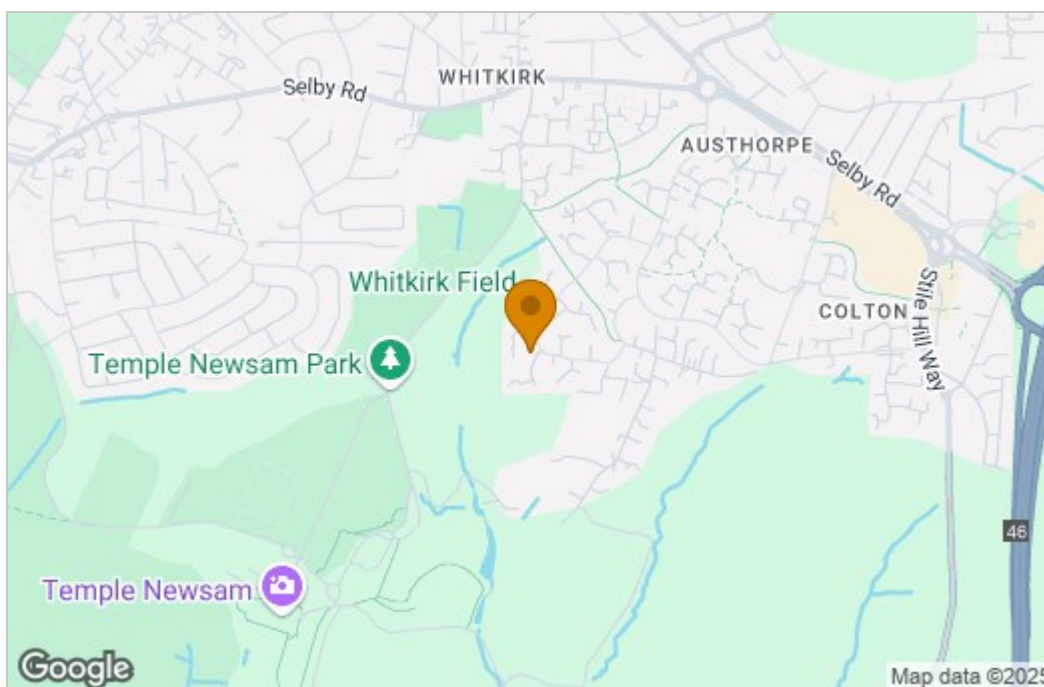




This large garage is a wonderful addition to this family home. It offers an abundance of space for storage or for parking two vehicles. It also benefits from power and light making it a fabulous space for those needing a workshop or a similar space.

## Floor Plan



## Area Map



Energy Efficiency Rating		Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not energy efficient - higher running costs</p>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating			
		Current	Potential
<p>Very environmentally friendly - lower CO<sub>2</sub> emissions</p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not environmentally friendly - higher CO<sub>2</sub> emissions</p>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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