



Stoneacre
Properties



The Mount, Leeds, LS15 7EE

Offers Over £450,000

Offered to the market is this large four bedroom semi detached property located in a sought after residential location. This wonderful family home is situated close to many local amenities including: shops, schools, transport links and Crossgates train station. Comprising of: entrance hall way, lounge, kitchen/diner, conservatory overlooking the rear garden, second sitting room, utility, guest w.c, first floor landing, four bedrooms the master bedroom benefitting from an ensuite and spacious walk in wardrobe. Family bathroom. Externally the property benefits from a large enclosed rear garden that is mainly laid to lawn. This is a wonderful space for a growing family to entertain and play. To the front of the property is a garage with power and light, there is a driveway providing off road parking for multiple cars. This beautiful property is not one to be missed. Please contact the office today to arrange your viewing as only an internal inspection will give a true reflection as to what is on offer.

ENTRANCE

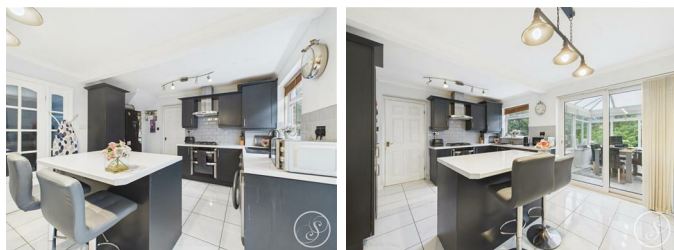
Door to the front elevation. Central heating radiator.

LOUNGE



Double glazed window to the front elevation. Central heating radiator. Electric fire with surround. Doors leading to the kitchen/diner.

KITCHEN/DINER



Sliding door leading to the sun room. Double glazed window to the rear elevation. Range of wall and base units. Island with chairs. Integrated oven with gas hob and extractor fan above. Integrated dishwasher. Plumbing for washing machine. Space for fridge/freezer. Sink and drainer. Central heating radiator. Storage cupboard.

CONSERVATORY



With stunning views across the garden this is a perfect space for relaxing. Central heating radiator.

SECOND SITTING ROOM



Double glazed window to the side elevation. Sliding doors leading to the rear garden. Central heating radiator. Door off leading to the utility room. Door off leading to the guest w.c.

GUEST W.C



Double glazed frosted window to the front. Low flush w.c. Wash hand basin. Central heating radiator.

UTILITY



Door to the front elevation. Range of wall and base units.

FIRST FLOOR LANDING

Central heating radiator. Loft access. Doors off leading to bedroom one, two, three, four and family bathroom.

BEDROOM ONE



Double glazed window to the side and rear elevation. Central heating radiator. Door off leading to walking wardrobe. Door off leading to the ensuite.

EN SUITE



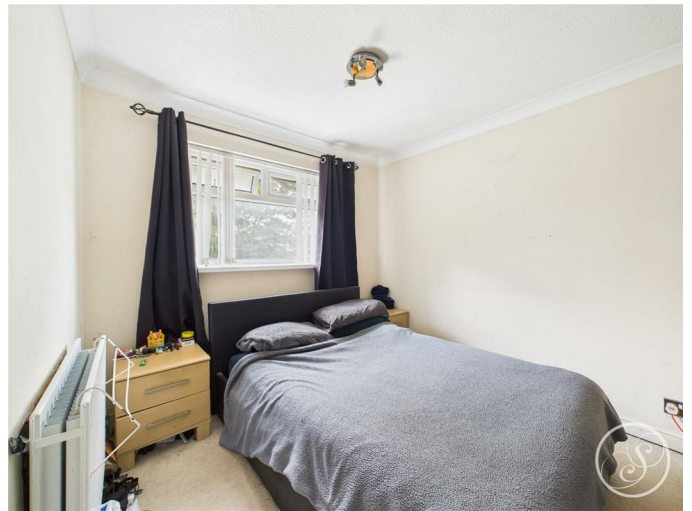
Double glazed frosted window to the front elevation. Low flush w.c. Wash hand basin with vanity below. Shower cubicle. Heated towel rail.

BEDROOM TWO



Double glazed window to the front elevation. Central heating radiator. Fitted wardrobes

BEDROOM THREE



Double glazed window to the rear. Central heating radiator.

BEDROOM FOUR



Double glazed window to the front elevation. Central heating radiator. Storage cupboard.

FAMILY BATHROOM



Double glazed frosted window to the rear elevation.
Low flush w.c. Wash hand basin with vanity below.
Bath with shower over. Heated towel rail.

EXTERNAL



Externally the property benefits from a large enclosed rear garden that is mainly laid to lawn with patio areas. The rear garden is a delight for any family to enjoy. To the front of the property there is a garage and a driveway providing off road parking for multiple cars.

GARAGE

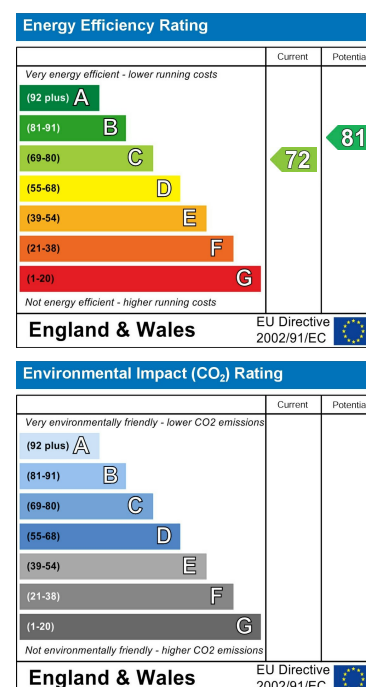
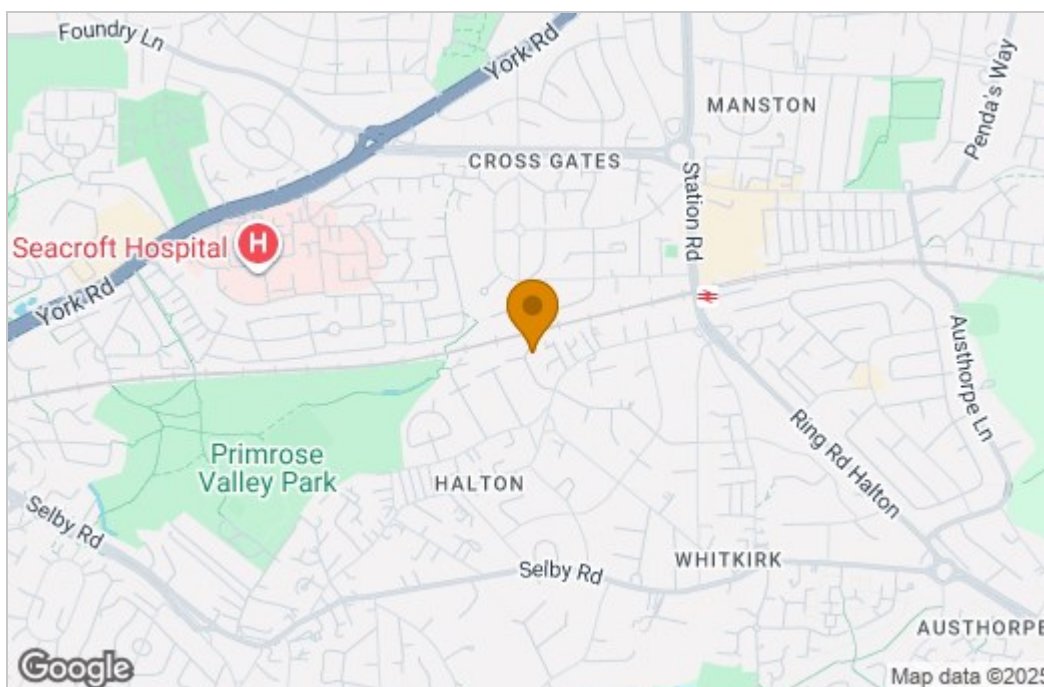


Power and lights.

Floor Plan



Area Map



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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