



**Stoneacre**  
Properties



## **Elm Tree Close, Leeds, LS15 9JE**

**£390,000**

Stoneacre Properties are delighted to offer for sale a four bedroom detached executive family home that offers spacious contemporary living. Situated in a sought after location this property boasts an array of impressive features. The extended kitchen diner provides a wonderful space that seamlessly combines functionality and elegance, offering the perfect setting for entertaining guests. One of the unique highlights of this home is the ground floor bedroom/playroom, providing convenience and versatility. Additionally to the ground floor is a utility room and a convenient guest WC, enhancing the overall practicality of this property. There is also a lounge that offers a separate space for relaxing. Ascending to the first floor, you'll discover three further generously sized bedrooms ideal for a growing family. The master bedroom also having an ensuite and a family bathroom. Completing the package, the property includes a resin driveway to the front and a low maintenance garden to the rear. Viewings are highly recommended.

## Lounge



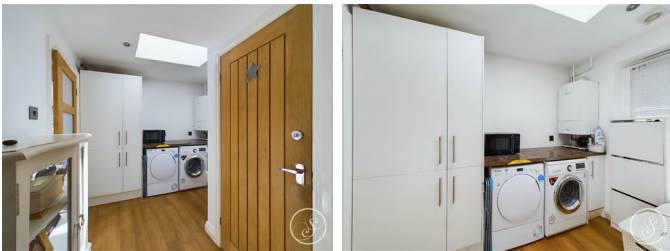
To the front is a double glazed window and an external door. Staircase leading to first floor. Under stairs storage. Two central heating radiators.

## Kitchen/Diner/Family Room



This large kitchen/diner/family room provides a large range of modern wall and base units with kitchen island. Double electric oven and hob with cooker hood over. Space for American style fridge/freezer. To the rear is Bi-folding doors that lead out to the rear garden. Velux windows provide additional natural light. Two central heating radiators.

## Utility



External door to side. Wall and base units with work surfaces over. Plumbing for automatic washing machine. Space for dryer.

## Guest WC

Fitted with a wc and wash hand basin.

## Bedroom/Play Room



To the front is a double glazed window. Central heating radiator. Vanity wash hand basin.

## First Floor Landing

Access into loft. Built in storage cupboard.

## Master Bedroom



To the front is a double glazed window. Built in wardrobes. Central heating radiator. Access into ensuite.

## Ensuite

To the front is a double glazed window. Walk in shower, vanity wash hand basin and wc. In addition there is modern tiling and a radiator.

## Bedroom Two



To the rear is a double glazed window and a central heating radiator.

### Bedroom Three



To the rear is a double glazed window. Central heating radiator. Built in wardrobes.

### Bathroom



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

### External



To the front is a resin driveway. To the rear is an enclosed low maintenance garden.

# Floor Plan



**Approximate total area<sup>(1)</sup>**  
 107.27 m<sup>2</sup>  
 1154.65 ft<sup>2</sup>

**Reduced headroom**  
 1.40 m<sup>2</sup>  
 15.07 ft<sup>2</sup>

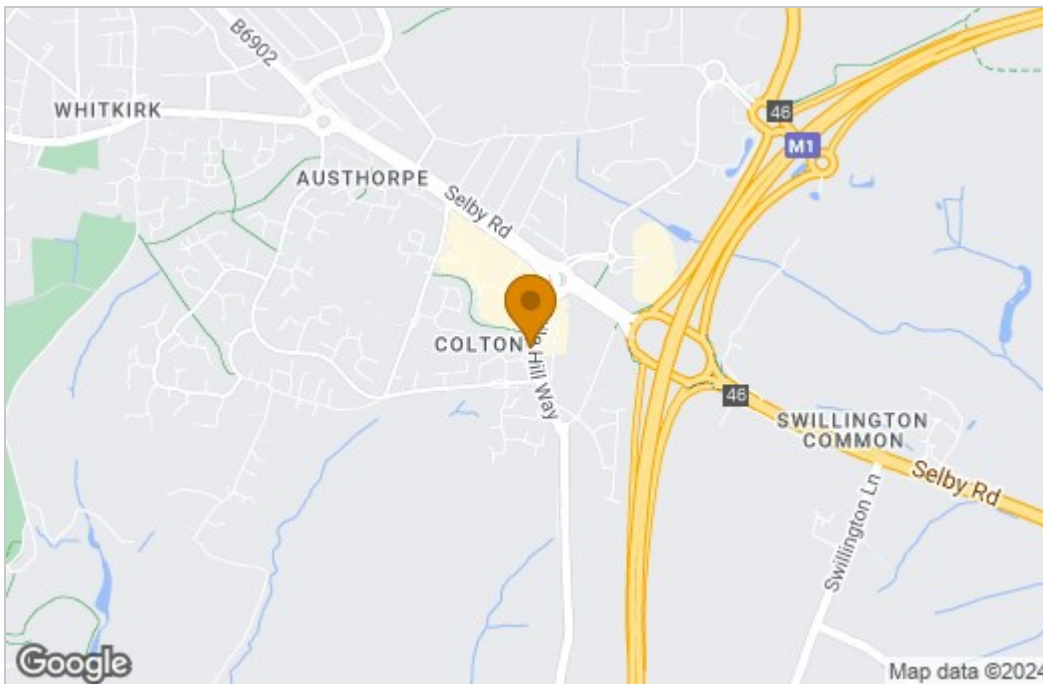
(1) Excluding balconies and terraces

Reduced headroom (below 1.5m/4.92ft)

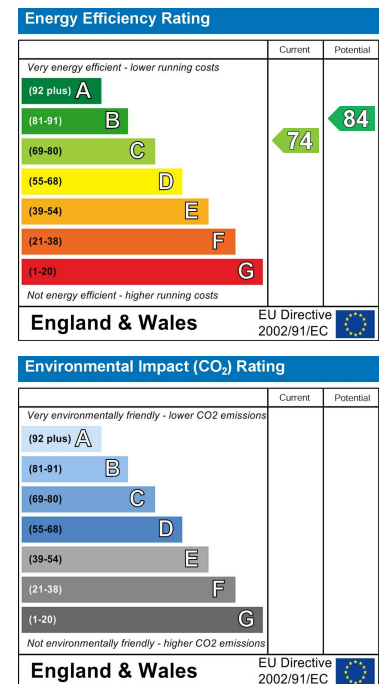
While every attempt has been made to ensure accuracy, all measurements are approximate; not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

# Area Map



# Energy Efficiency Graph



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.

1 Colton Road, Leeds, West Yorkshire, LS15 9AA  
 Tel: 0113 260 9111 Email: east@stoneacreproperties.co.uk <https://www.stoneacreproperties.co.uk>

Want to view properties first before they come on the market? Follow our Instagram @stoneacreproperties.

