Stoneacre
Properties

# Red Hall Garth, Leeds, LS14 1DZ

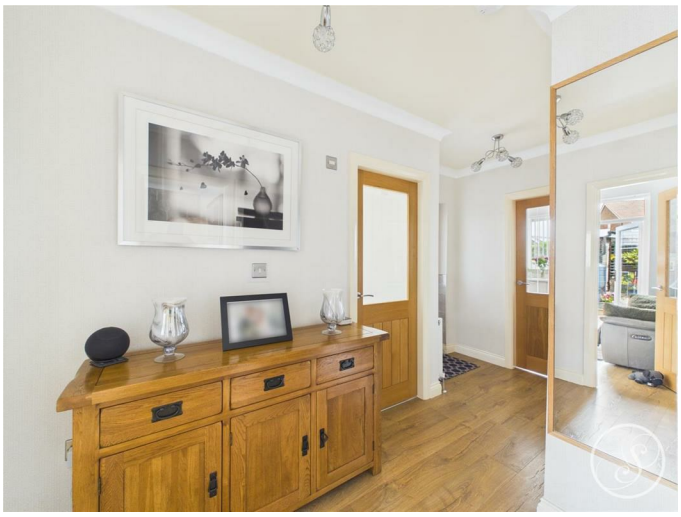
## £325,000

Located in the desirable area of Red Hall Garth, Leeds, this stunning semi-detached bungalow has been recently refurbished to an exceptional standard, making it a perfect family home. The property boasts an inviting entrance hallway that leads to a well-appointed modern kitchen, a spacious lounge, and a versatile dining room that can also serve as an additional bedroom. A snug area further enhances the living space, providing flexibility to suit your family's needs. The master bedroom features an ensuite bathroom that has recently been fitted, ensuring privacy and convenience. The additional house shower room that has also been recently fitted and boasts a modern suite with a stunning contemporary feature wall. Externally, the property is equally impressive. A large driveway that is accessed via iron gates provides off-street parking for multiple vehicles, while the rear garden features low-maintenance decking, perfect for outdoor entertaining or simply enjoying the fresh air. Additionally, a garage equipped with power and lights offers valuable storage space. Situated close to many popular local amenities, including shops, schools, and transport links, this property is ideally situated for both convenience and community living. This beautifully presented home is not to be missed. To arrange your viewing, please contact our office today.

## ENTRANCE PORCH

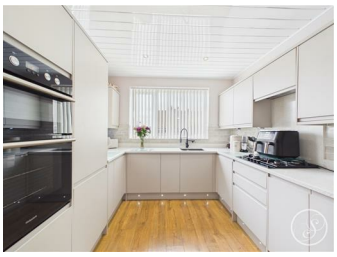
The porch is a great space that has a door leading into the hallway. A perfect space for the removal of shoes and coats.

## HALLWAY



The inviting hallway has a staircase that leads to the first floor accommodation and a central heating radiator.

## KITCHEN



Fitted with a beautiful modern range of wall and base units with quartz worktops over incorporating a sink and drainer unit. Integrated double oven and gas hob with extractor fan above. An integrated fridge/freezer and dishwasher are also included to meet the needs of the buyer. The double glazed window allows ample natural light but the modern kitchen design also boasts plinth and under counter lighting.

## LOUNGE

To the front is a large bay window that allows ample of natural light to flow. This beautifully decorated room provides a wonderful space to relax or enjoy family time together. The main wall features a modern electric fire that acts as a main focal point.

The two central heating radiators ensure that this room is warm during the winter months.

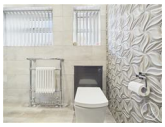
## DINING ROOM/BEDROOM

This versatile room can be used as a dining space or as an additional bedroom. It has French doors leading to the rear garden. In addition there is a central heating radiator and an under stairs storage cupboard.

## SNUG/BEDROOM

Again this is another versatile room in this modern home. It can be used as a snug/office or additional bedroom. French doors lead to the rear garden. In addition there is a central heating radiator, built in storage and plumbing for washing machine.

## SHOWER ROOM



This stunning shower room that has recently been fitted boasts a delightful modern suite comprising of a wall mounted shower set within a cubicle, vanity wash hand basin and wc. In addition there is a unique feature wall, Bluetooth mirror, modern tiling, feature radiator and two double glazed windows.

## FIRST FLOOR LANDING

Loft access. Central heating radiator.

## BEDROOM ONE

This spacious double bedroom is an ideal master room with the addition of its own ensuite bathroom and walk in wardrobe. To the side is a double glazed window. Central heating radiator.

## ENSUITE BATHROOM

Fitted with a modern white suite comprising of a bath with shower over, vanity wash hand basin and wc. In addition there is a Velux window, central heating radiator and eaves storage.

## BEDROOM TWO

Velux window. Central heating radiator. Eaves storage space.

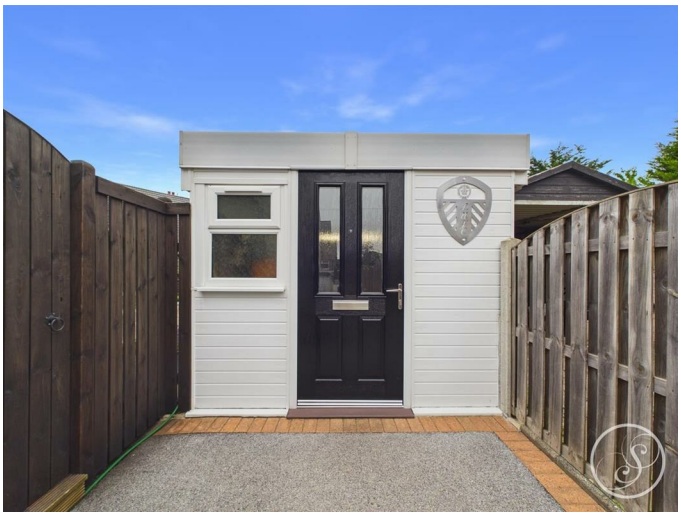
## BEDROOM THREE

Velux window. Central heating radiator. Eaves storage space.

## EXTERNAL

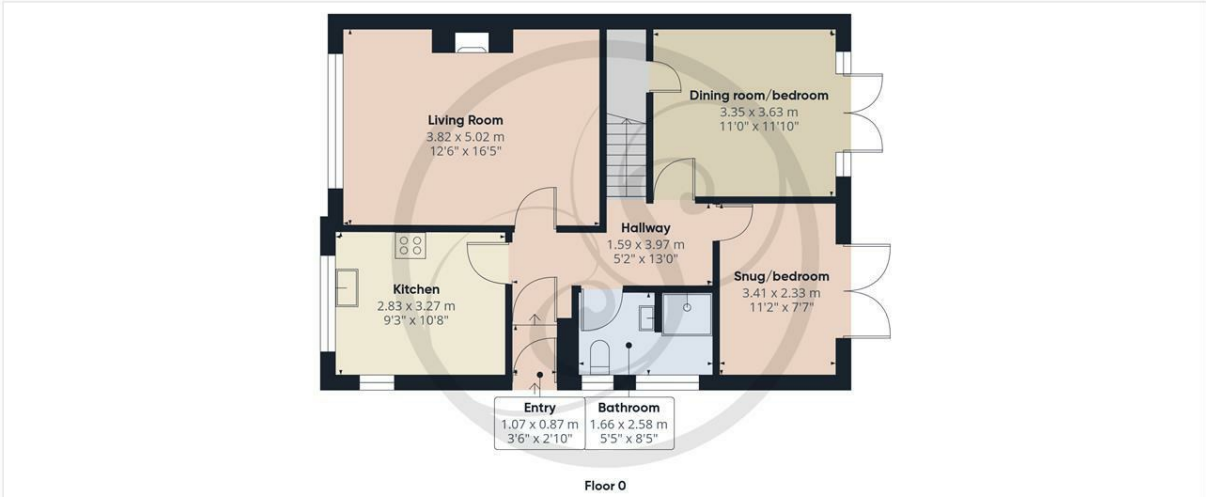
The property is entered via iron gates. The large driveway to the front provides ample off street parking for multiple cars. To the rear is a beautiful low maintenance garden that provides different areas for seating making this garden a delightful space for relaxing or entertaining.

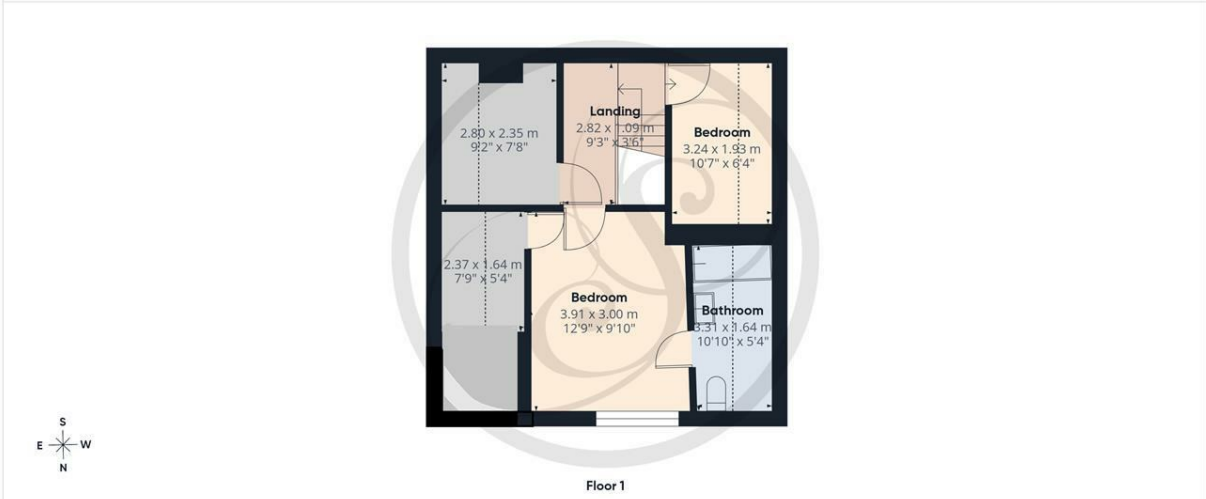
## GARAGE



Ample storage space. Power and lights.

## Floor Plan




**Approximate total area**(1)

99.3 m²
1068 ft²

**Reduced headroom**

8 m²
87 ft²

(1) Excluding balconies and terraces

Reduced headroom
Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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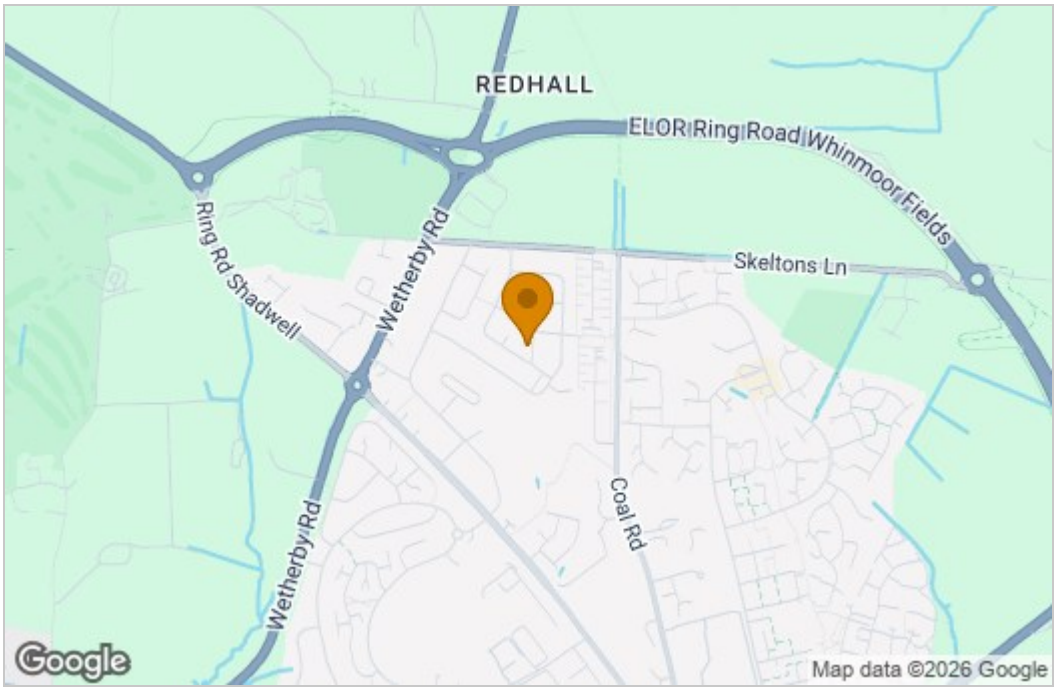
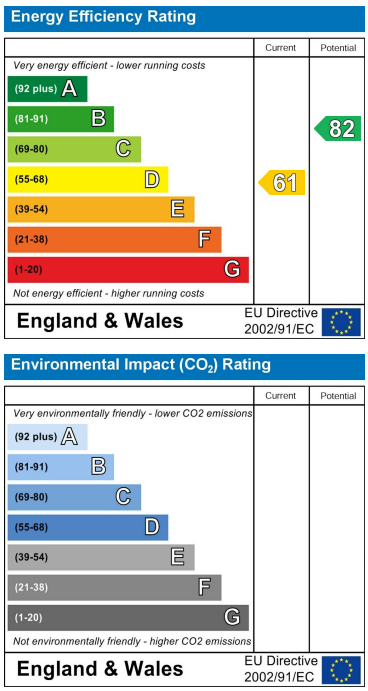
## Area Map




## Energy Efficiency Graph

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

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