



Stoneacre
Properties



Laurel Hill Way, Leeds, LS15 9EW

£450,000

Offered to the market is this stunning four bedroom detached house located on Laurel Hill Way, Leeds. This property is located in a sought after location close to all local amenities including: shops, schools and transport links. The property briefly comprises of: entrance, lounge, kitchen/diner, second sitting room, utility, guest w.c, first floor landing, four bedrooms with master having en suite and family bathroom. Externally the property benefits from enclosed rear garden with grass laid to lawn, to the front elevation is a driveway providing off street parking. Access to the garage with power and lights. This beautiful property is not one to be missed to make this house your home please contact the office to arrange your viewing.

ENTRANCE

Door to the front elevation. Central heating radiator. Stairs leading to first floor landing.

LOUNGE



Two double glazed windows to the front elevation. Fire with surround. Central heating radiator. Understair storage cupboard. Doors leading to kitchen/diner.

KITCHEN/DINER



Range of wall and base units. Integrated double oven and microwave. Induction hob with extractor fan above. Integrated under counter fridge. Space for dining table and chairs. Central heating radiator. Double glazed window to the rear elevation. Door leading to utility.

SECOND SITTING ROOM



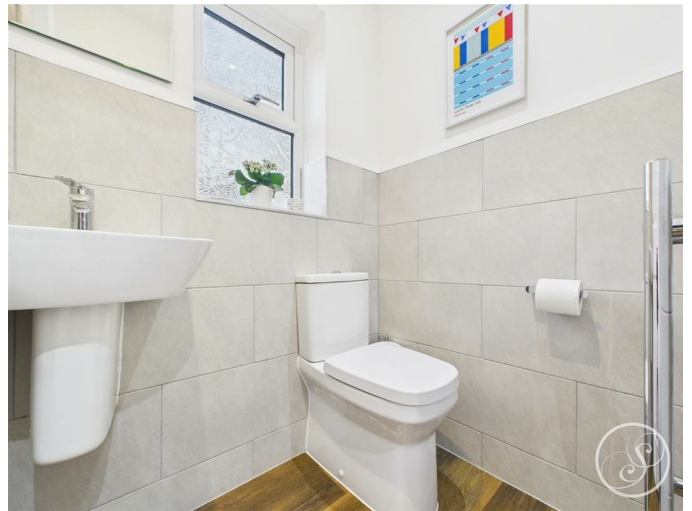
Double glazed window to the rear elevation. Central heating radiator. French doors leading to the rear garden.

UTILITY



Plumbing for washing machine. Central heating radiator. Door leading to the side elevation.

GUEST W.C



Double glazed frosted window to the rear elevation. Low flush w.c. Wash hand basin. Heated towel rail.

FIRST FLOOR LANDING

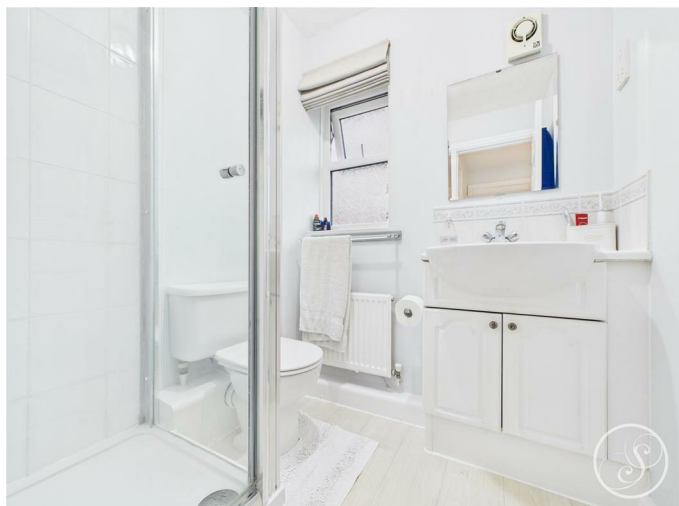
Loft access.

BEDROOM ONE



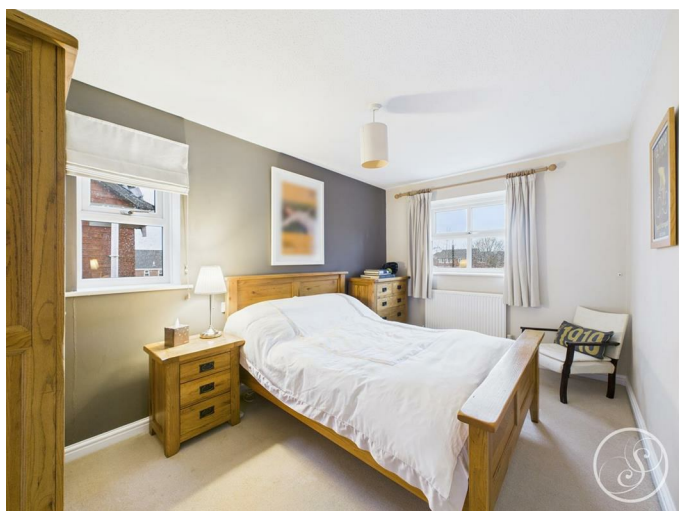
Double glazed window to the front elevation. Fitted wardrobes. Central heating radiator. Storage cupboard. Door off leading to en suite.

EN SUITE



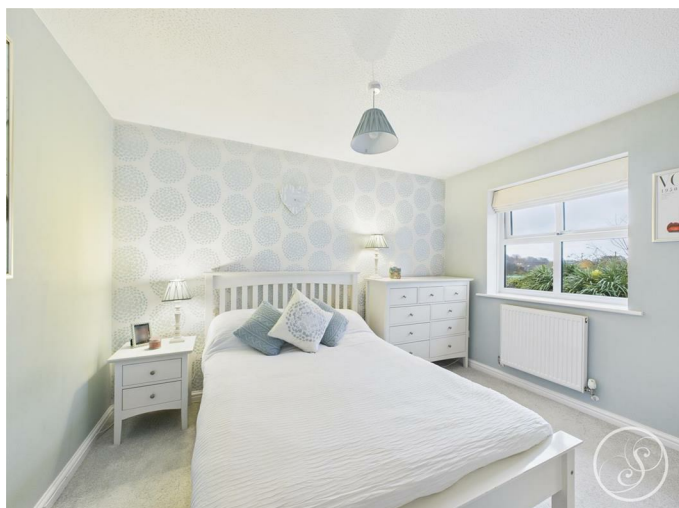
Double glazed frosted window to the front elevation. Low flush w.c. Wash hand basin. Shower cubicle. Central heating radiator.

BEDROOM TWO



Double glazed window to the rear elevation. Central heating radiator.

BEDROOM THREE



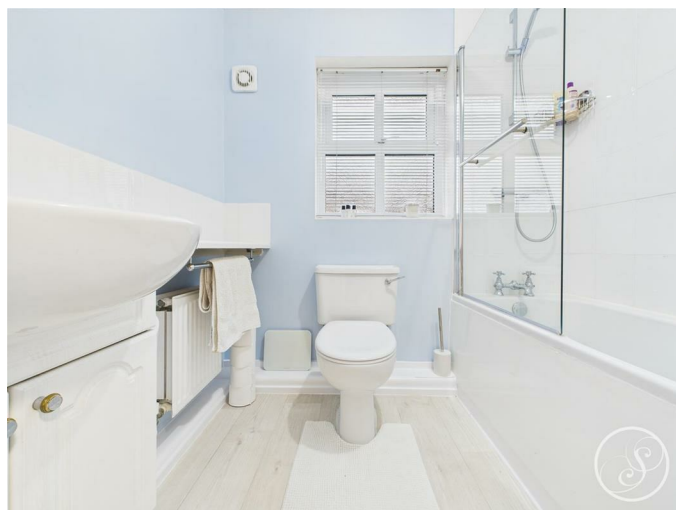
Double glazed window to the front and side elevation. Central heating radiator.

BEDROOM FOUR



Double glazed window to the rear elevation. Central heating radiator. Currently used as an office.

BATHROOM



Double glazed frosted window to the rear elevation. Bath with shower above. Low flush w.c. Wash hand basin with storage below. Central heating radiator.

EXTERNAL

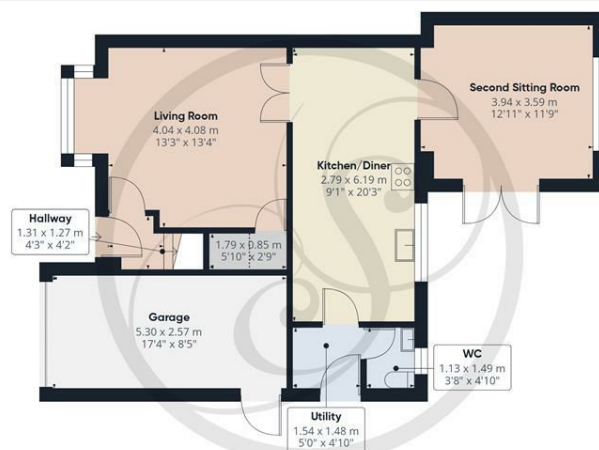


To the rear of the property is an enclosed rear garden with grass laid to lawn. To the front of the property is a driveway providing off road parking.

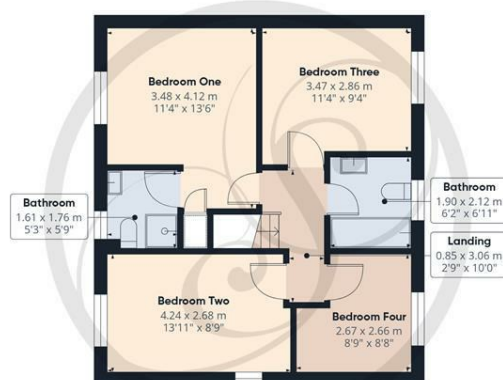
GARAGE

Power and Lights.

Floor Plan



Floor 0



Floor 1

Approximate total area⁽¹⁾122.5 m²1319 ft²

Reduced headroom

0.7 m²8 ft²

(1) Excluding balconies and terraces.

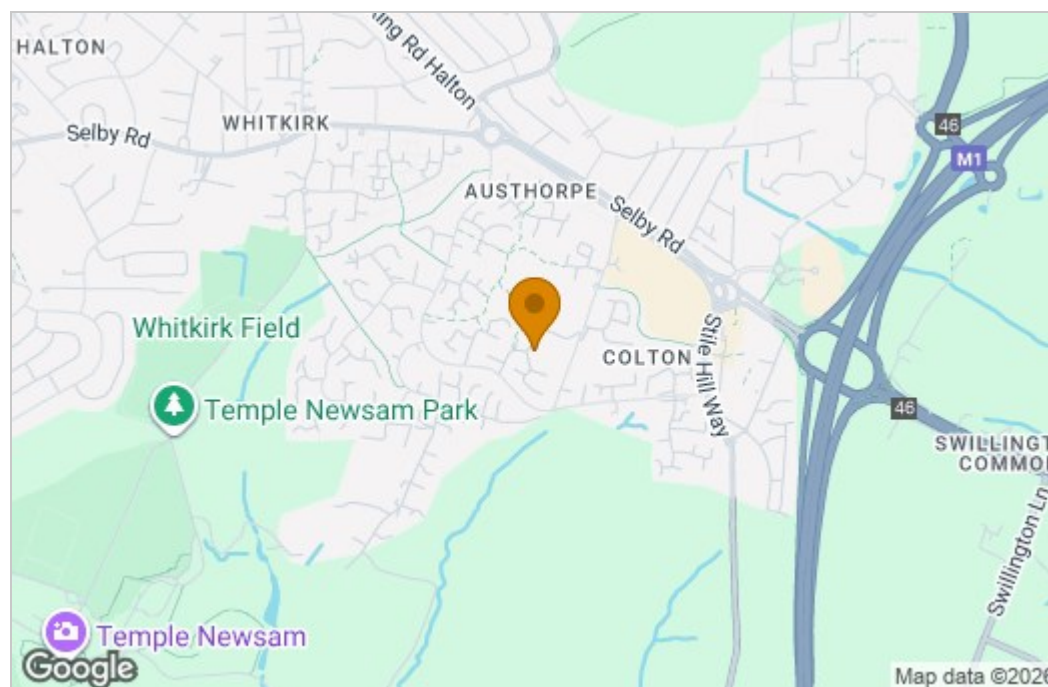
Reduced headroom

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.

GIRAFFE360

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not energy efficient - higher running costs</i>		72	81
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			

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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