Stoneacre Properties

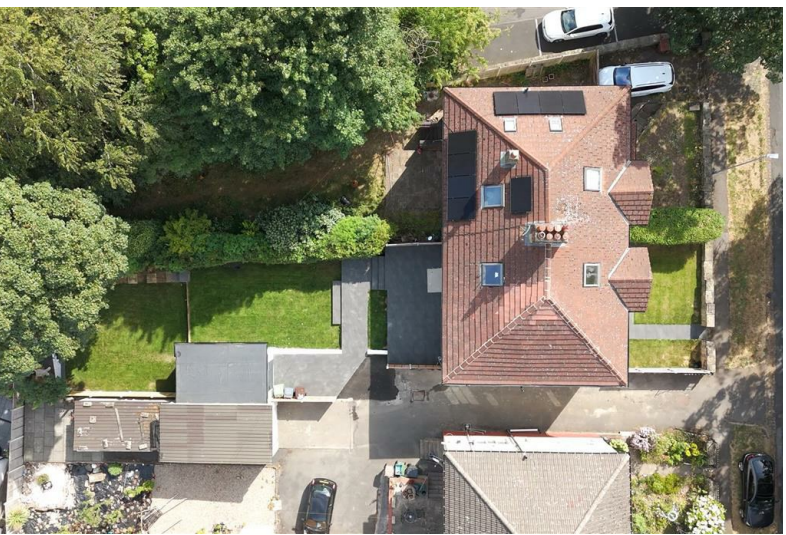


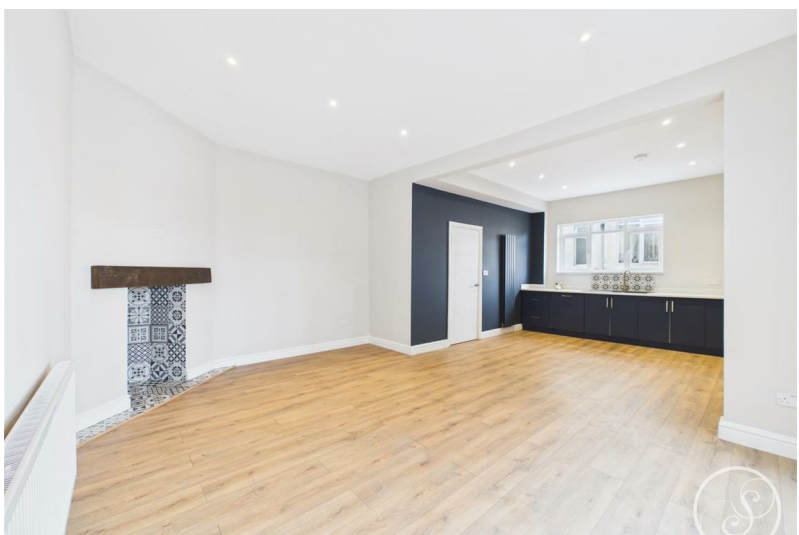
Sycamore Avenue

Leeds, LS8 4DZ

£450,000

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Entrance
Entering the property you are welcomed into the spacious hallway which offers access to the front living room, open plan living space to the rear and to the w/c

Living Room
This large living room offers ample space for seating and is flooded with natural light thanks to the large bay window to the front elevation and is complete with a feature tiled fireplace.

Kitchen/Living/Diner
Positioned to the rear of the property is this splendid open plan living space. Boasting a brand new modern kitchen made up of navy blue wall and base units and comprising an array of integrated appliances including fridge/freezer, microwave, oven, electric hob with extractor above and dishwasher. The living space accommodates a formal dining area and a sitting area making it an ideal space for socialising and hosting especially with French doors out to the rear garden. The room also benefits from a feature tiled fireplace.

w/c
Comprising toilet and sink with space for washing machine and a cupboard housing the brand new boiler.

Bedroom 1
Large double bedroom is laid to carpet and comfortably accommodates a king size bed as well as bedroom furniture. There is a wood paneled feature wall with wall mounted bed side lights. The room is complete with an en-suite bathroom.

En-suite
Comprising shower, toilet and sink.

Bedroom 2
Second large double bedroom with large bay window, a wood paneled feature wall with wall mounted bed side lights. Much like the primary bedroom this room would comfortably accommodate a king size bed alongside bedroom furniture.

Bedroom 3
Small double bedroom laid to carpet.

Bedroom 4
Second small double bedroom overlooking the rear garden.

Bathroom
Modern bathroom with toilet, sink and shower over full size bath.

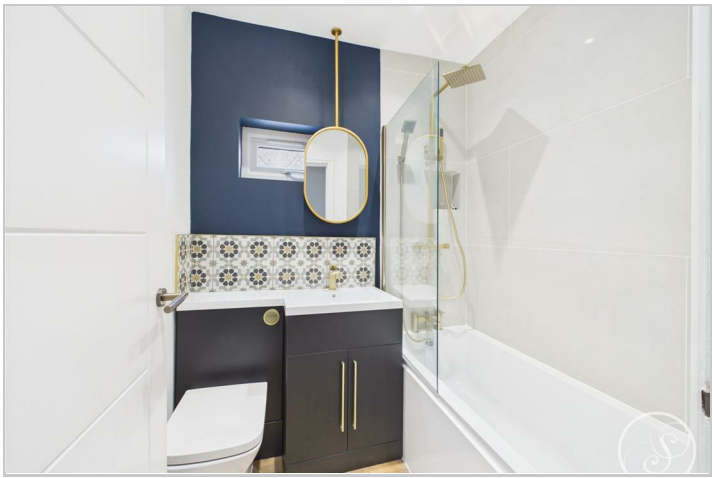
Outbuilding
Brick built outbuilding with double glazed sliding door. This room has power and lighting and is exceptionally versatile with many possible uses including a gym or office. It is a great additional space.

External
To the front of the property is lawned garden with paved path leading up to the front door. To the side of the property is a driveway that leads to the rear of the property where you will find a tiered, landscaped garden with patio seating and a large lawned area, it is an ideal garden for growing families.













Road Map



Hybrid Map



Terrain Map



Floor Plan



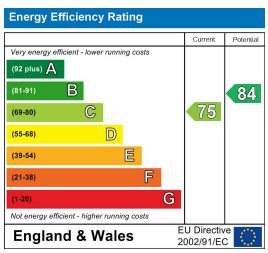
Total Area: 142.7 m² ... 1536 ft²

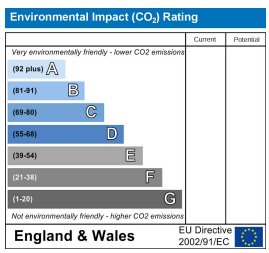
All measurements are approximate and for display purposes only

Viewing

Please contact our Chapel Allerton Sales Office on 0113 237 0999 if you wish to arrange a viewing appointment for this property or require further information.

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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