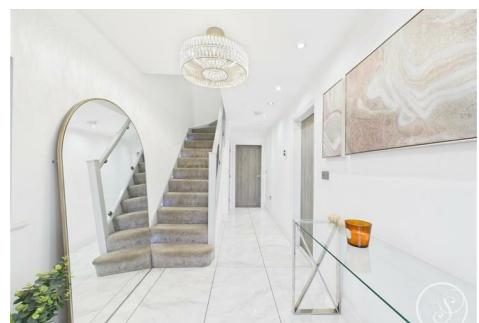




**Stoneacre**  
Properties



**Park Road, Leeds, LS15 9BS**

**£675,000**

\*\*\*SITUATED ON PARK ROAD, COLTON OLD VILLAGE\*\*\*Offered to the market is this stunning four bedroom detached new build built in 2021 with the highest spec, located on Park Road, Leeds. This property is situated in a sought after location close to all local amenities including: shops, schools and transport links. The property briefly comprises of: entrance hall way, lounge, guest w.c, kitchen/diner, snug, utility, integral garage, first floor landing, four bedrooms with master having en suite, walk in wardrobe and family bathroom. Under floor heating throughout the ground floor, family bathroom and en suite. Externally the property benefits from an enclosed rear garden with grass laid to lawn. Driveway to the front providing off road parking for multiple cars. This beautiful house is not one to be missed to make this house your home please contact the office today to arrange your viewing.

## ENTRANCE



Door to the front elevation. Double glazed window to the side. Storage cupboard.

## LOUNGE



Double glazed window to the front elevation. Electric fire.

## GUEST W.C.



Low flush w.c Wash hand basin with storage below.

## KITCHEN/DINER



Range of wall and base units. Integrated oven with induction hob and extractor fan above. Integrated

wine fridge. Integrated dishwasher. Space for fridge/freezer. Island with bar stools. Space for dining table and chairs. French doors leading to the rear garden. Double glazed window to the rear elevation. Under floor heating. Built in speakers.

## SNUG



Double glazed window to the side elevation.

## UTILITY



Double glazed window to the rear elevation. Plumbing for washing machine and dryer. Sink. Door off leading to the garage.

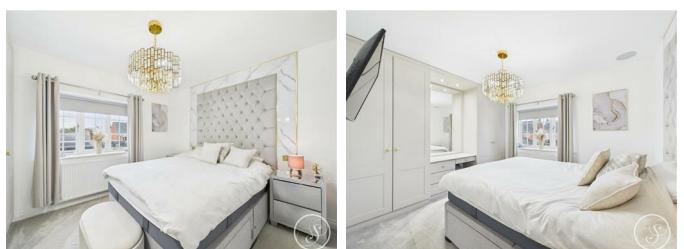
## GARAGE

Power and lights.

## FIRST FLOOR LANDING

Loft access. Central heating radiator.

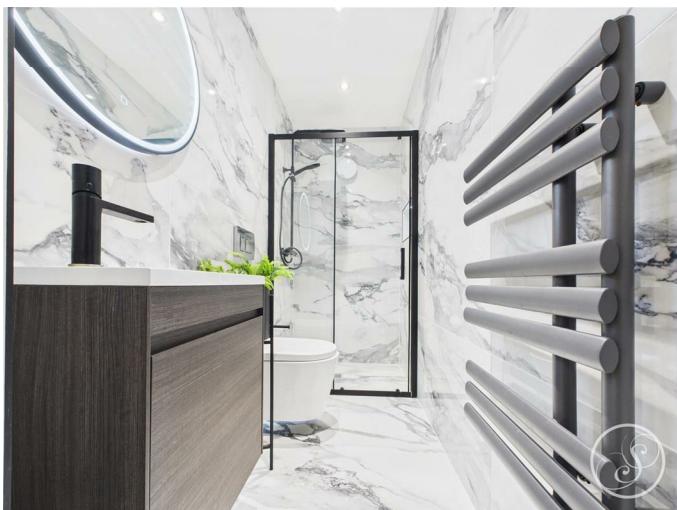
## BEDROOM ONE



Double glazed window to the rear elevation. Fitted

wardrobes. Central heating radiator. Door off leading to en suite. Built in speakers.

#### EN SUITE



Low flush w.c Wash hand basin with storage below. Walk in shower. Heated towel rail. Under floor heating. Automatic lights.

#### BEDROOM TWO



Double glazed window to the rear elevation. Fitted wardrobes. Central heating radiator. Built in speakers.

#### BEDROOM THREE



Double glazed window to the front elevation. Central heating radiator. Built in speakers.

#### BEDROOM FOUR



Double glazed window to the front elevation. Central heating radiator. Built in speakers.

#### WALK IN WARDROBE

Open fitted wardrobes. Space for storage.

#### BATHROOM



Double glazed window to the side elevation. Jaquuzzi bath. Walk in show. Low flush w.c. Wash hand basin with storage below. Heated towel rail. Under floor heating. Automatic lights.

#### EXTERNAL

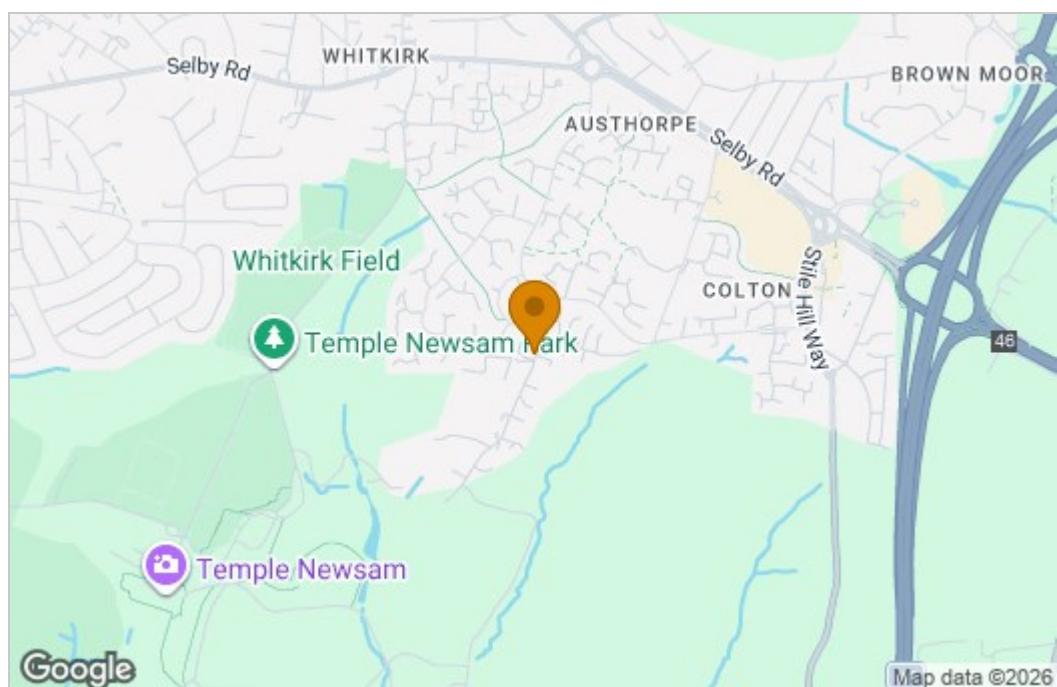


Externally the property benefits from grass laid to lawn, patio space to the rear with pagola. Office space with power and lights. Driveway to the front of the property providing off street parking for multiple cars. Large front garden to the front with grass laid to lawn. Security cameras to the front and the rear of the property.

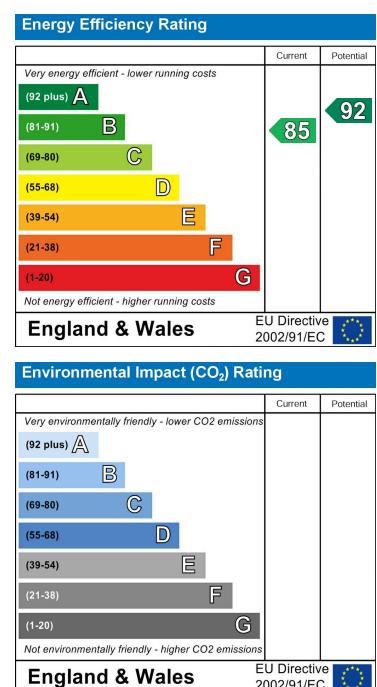
## Floor Plan



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

