Stoneacre Properties

High Ash Crescent

Leeds, LS17 8RQ

£630,000

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Entrance
Entering the property you are welcomed into the entrance hallway which offers access to the w/c, garage, lounge and kitchen.

w/c
Comprises toilet and sink.

Lounge
Spacious formal lounge is laid to carpet and is open to the dining room. The room offers ample space for a seating area, and comprises a feature fireplace.

Dining Room
Dining room can be accessed via the kitchen as well as being open to the lounge. Access is offered from the dining room through to the office and to the playroom which leads out to the rear garden.

Office
Dedicated office space, perfect for buyers working from home.

Playroom
This room is ideal for a children's playroom and leads out to the rear garden via French doors.

Kitchen
Modern kitchen is made up of white gloss wall and base units and comprises integrated dishwasher, two integrated microwaves, integrated double oven, twin sinks with drainers, space for American style fridge/freezer and ample storage space, all finished with solid workstops. Separate breakfast bar for 4 with wooden worktop.

Utility Room
Accessed off the kitchen is the utility room which houses the washer and dryer and offers additional storage space and a sink with drainer.

Family Room
This superb and spacious family room offers a very versatile and usable space. Access is offered out to the rear garden via bifold doors, meaning this room can be opened to the garden making it perfect for hosting and socialising.

Primary Bedroom
Spacious double bedroom laid to carpet and overlooking the rear garden with en-suite bathroom. Ample space for a king size bed and storage including wardrobes.

En-suite
4-piece en-suite comprises bath, shower, toilet and sink.

Bedroom 2
Double bedroom laid to carpet with storage cupboard.

Bedroom 3
Third double bedroom with wall to wall fitted wardrobes.

Bedroom 4
Fourth double bedroom.

Bathroom
Tiled 4-piece house bathroom comprises, corner bath, shower, toilet, sink and towel radiator.

Tel: 0113 237 0999

Garage

Garage with electric roller door, ideal for storage. Internal access from the hallway.

External

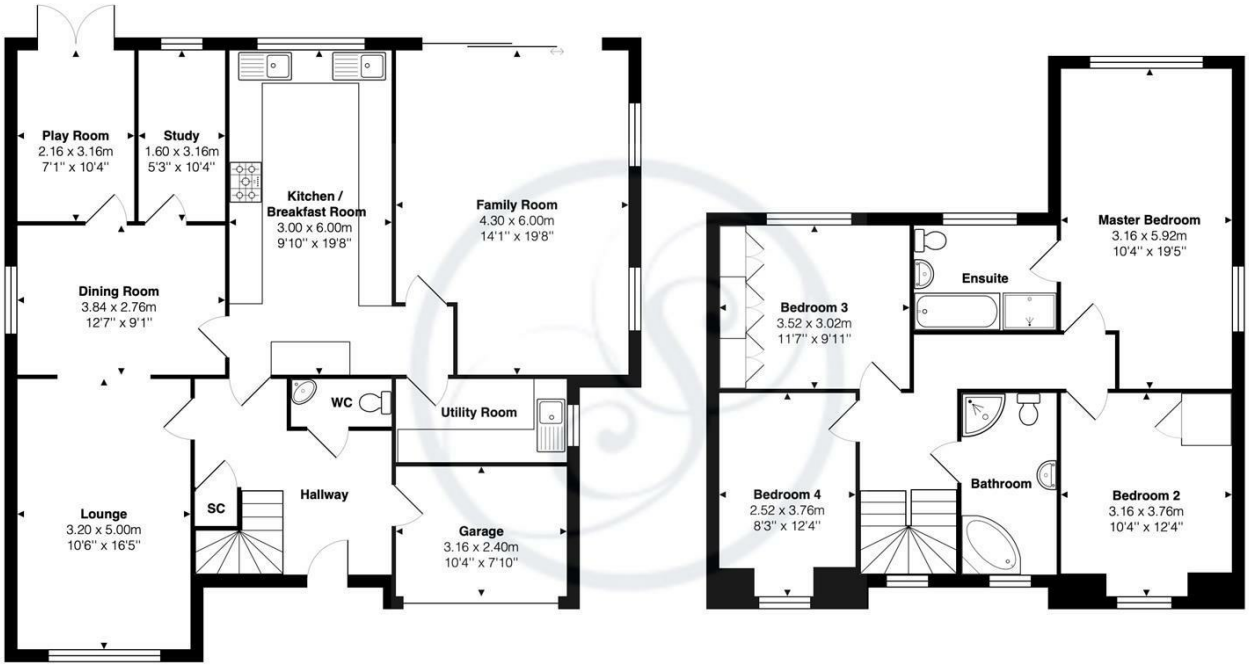
Externally, the property boasts a generous sized west facing rear garden with spacious patio area and raised lawn. The rear garden is surrounded by mature shrubbery. Side access is offered from the front to the rear of the property. To the front is a block paved driveway for multiple cars and lawned area.

Road Map

Hybrid Map

Terrain Map

Floor Plan



High Ash Crescent, Alwoodley, LS17 8RQ

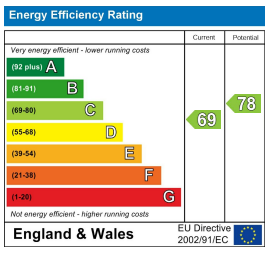
Total Area: 183.7 m² ... 1978 ft²

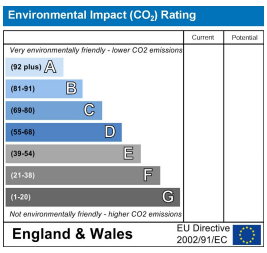
Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows and rooms and any other items are approximate and no responsibility is taken for any error, omissions or mis-statement. The plan is for illustrative purposes only and should be used as such.

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





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