



Stoneacre  
Properties



## Park Crescent

Roundhay Leeds, LS8 1DH

£600,000



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## ENTRANCE HALLWAY

Brazilian walnut floor throughout, two windows to the side, alarm panel. Galleried landing with bespoke banister with glass panels, leather and stainless-steel handrail overlooking the lower ground floor hallway. The study area is fitted with a desk, shelving, wall cabinets with shutter doors, telephone point and low voltage lighting.

## GUEST W/C

Designer Phillipe Stark w/c and Porcelanosa glass sink unit, fully tiled walls, wall mounted mirror with light, Brazilian walnut flooring, extractor fan, utility cupboard.

## LOUNGE / MAIN RECEPTION ROOM

The Brazilian walnut flooring continues through from the entrance hallway. This grand reception room boasts high ceilings with moulded ceiling cornice, a large bay window with newly fitted shutters, living flame style gel fire with tumbled marble fire surround and hearth and fitted book shelves.

## KITCHEN / DINING

Travertine flooring, quality range of Stoneham solid oak units with tempered glass splash back, granite work surfaces, built in microwave, built in dishwasher, 2.5 sized Blanco sink unit, large American style fridge freezer and double width cooker with gas hob and extraction hood over, designer radiators. Space is offered for a formal dining table that can seat up to 8.

French style patio doors lead to the private balcony.

## SOUTH FACING BALCONY

Composite decking with Thompson Sanderson

electric canopy, two outside lights, external water tap.

## HALLWAY

Stairs from the ground floor lead to the lower ground floor hallway.

Private entrance door to the side meaning you can enter the property privately without using the communal door. Newly laid Amtico herringbone flooring runs throughout the hallway and into bedroom 3 and the walk in wardrobe.

## MASTER BEDROOM

Large double bedroom with large window overlooking the rear patio and south facing garden and its own en-suite bathroom.

## EN-SUITE SHOWER ROOM

Porcelanosa marble tiles throughout, Ultimate Two wet-room panel, Crosswater two way valve thermo shower, Celeste 60 ceramic wash hand basin, black ash single drawer vanity unit, Bauhaus Seattle metallic black matte finish radiator, Grohe Rapid SL low level w/c.

## SECOND BEDROOM

Spacious double bedroom with built-in wardrobes, windows to the rear.

## THIRD BEDROOM

Window with side aspect, Amtico flooring. Two steps lead up to the walk in wardrobe.

## DRESSING ROOM / WALK IN WARDROBE

Amtico flooring, extensive hanging space, built-in shelving and drawers, floor to ceiling mirror

Access offered to the utility room.

Tel: 0113 237 0999

## UTILITY

Oak flooring, range of white cupboards and drawers, plumbing and space for washing machine, space for tumble dryer, hot water cylinder and gas fired central heating boiler.

## HOUSE BATHROOM

Updated within the last 18 months the main bathroom boasts a large bath with shower above, a floating vanity sink with lightup mirror above, and a w/c. Fully tiled. This bathroom is sure to impress.

## EXTERNAL

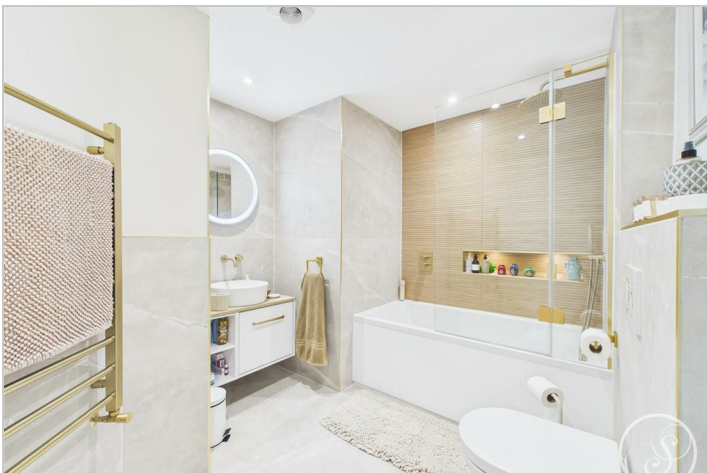
A private south facing enclosed private garden / patio. The patio area has side lighting and two additional patio lights, whilst also providing access to the two allocated parking spaces laid to gravel at the rear of the property.

The property is secured via electronic gates leading to a vehicular driveway.

## LEASE INFORMATION

We have been advised that leaseholders own a share of the freehold hence there is no ground rent payable.

The leaseholder pays £150 per month as a service charge payment.



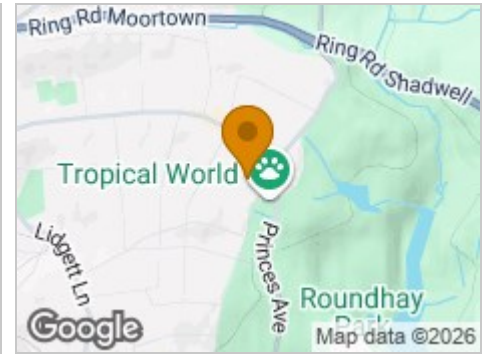
## Road Map



## Hybrid Map



## Terrain Map



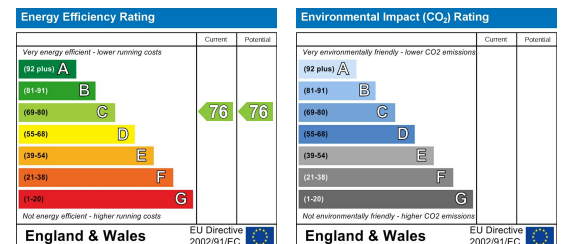
## Floor Plan



## 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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