



**Stoneacre**  
Properties

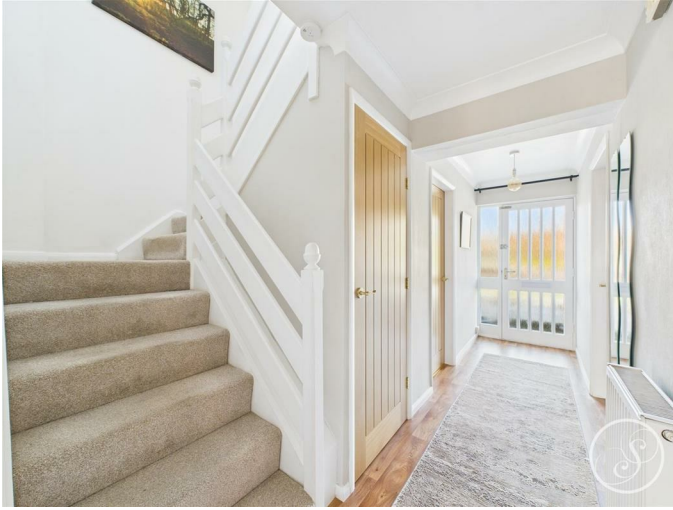


**Darnley Lane, Leeds, LS15 9EX**  
**Offers Over £370,000**

**\*\*\*VIEWINGS ADVISED\*\*\*** In the sought after location in Colton, situated on Darnley Lane is this delightful detached house that is ideal for families seeking ample space. The well-designed layout includes a generous reception room that has been thoughtfully extended, providing an inviting area for relaxation and entertainment. One of the standout features of this home is the versatile ground floor office, which can easily serve as a fourth bedroom if required, catering to your individual specific needs. The property boasts two well-appointed bathrooms, including a convenient ground floor shower room, ensuring that morning routines are a breeze for all family members. The exterior of the house is equally impressive, featuring a well-maintained garden to the rear, perfect for outdoor gatherings or simply enjoying a quiet moment. Additionally, the property includes a garage, providing secure parking and extra storage space. Presented throughout in excellent condition, this home is ready for you to move in and make it your own. With its desirable location and thoughtful enhancements, this detached house on Darnley Lane is a wonderful opportunity for those looking to settle in a welcoming community. Don't miss the chance to view this exceptional property.



## ENTRANCE HALLWAY



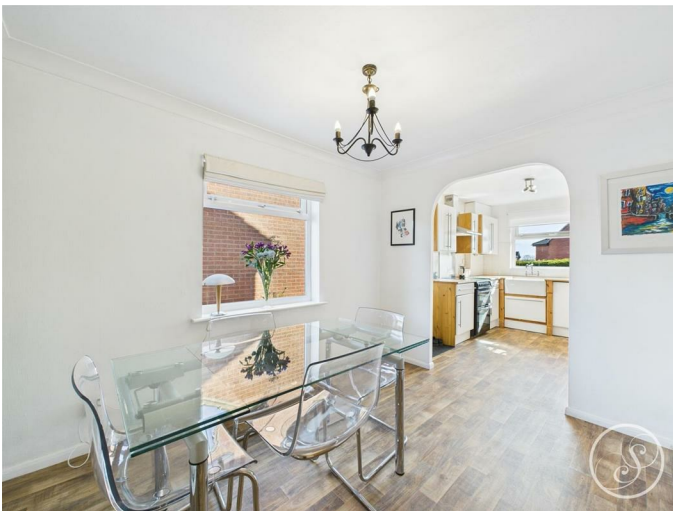
Door to the front elevation. Storage cupboard under the stairs. Access into the shower room, ground floor office/bedroom, lounge and kitchen diner. Stair case to first floor accommodation. Central heating radiator.

## LOUNGE



A beautifully presented extended lounge with large double glazed windows and French doors at the rear bringing in plenty of light. Electric fire with surround. Central heating radiators. Wall lights.

## DINING AREA



Space for a dining room table. Archway leading into the kitchen. Window to the side. Central heating radiator.

## KITCHEN



The kitchen comprises of wall and base units with worksurfaces over incorporating a Belfast style sink. Space for a electric cooker point, cooker hood above, integrated washing machine and plumbing for a dishwasher. integrated fridge/freezer. Central heating boiler house in matching cupboard. Door to the side. Window to the rear.

## SHOWER ROOM



Comprising of a shower cubicle, vanity wash hand basin and wc. Window to the front. Central heating radiator. Tiled walls.

## GROUND FLOOR OFFICE/BEDROOM FOUR



Spacious room currently used as a office/study. Window to the front. Central heating radiator.

## FIRST FLOOR LANDING

Open stair case. Window to the front. Built in storage. Access into the loft.

## BEDROOM ONE



Double bedroom with fitted wardrobes. Window to the rear. Central heating radiator.

## BEDROOM TWO



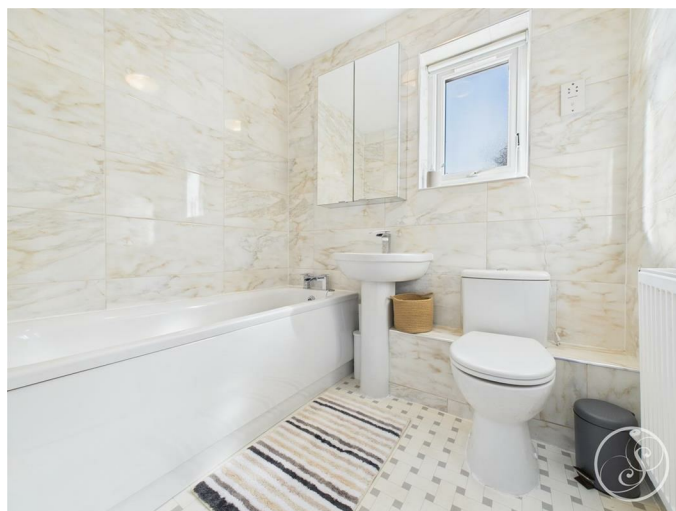
Window to the front. Central heating radiator.

## BEDROOM THREE



Window to the rear. Central heating radiator.

## BATHROOM



Comprising of a bath, wash hand basin and wc. Window to the side.

## EXTERNAL



To the front of the property is a driveway that leads to the detached garage at the side. There is also an easy to maintain front garden. To the rear is a beautiful tiered south-facing garden. To the top level is a paved patio seating area with steps leading to the lower level laid to lawn with further seating under a pergola.

## GARAGE

Up and over door. Power and lights.



Floor Plan



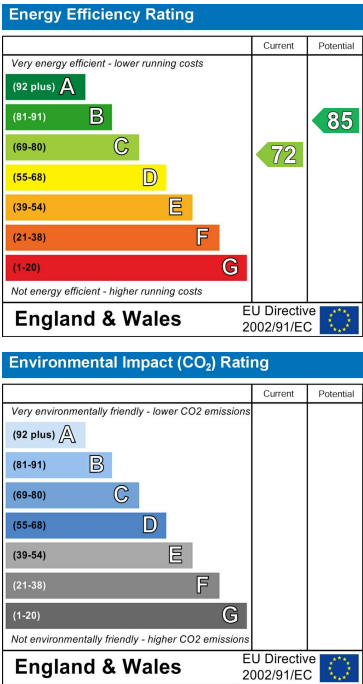
11, Darnley Lane, Colton, LS15 9EX  
Total Area: 89.2 m<sup>2</sup> ... 960 ft<sup>2</sup>

Whilst every effort has been made to ensure the accuracy of the floor plan, measurements of doors, windows and any other items are approximate and responsibility is taken for any error, omissions or mis-statement. The plan is for illustrative purposes only and should be used as such.

Area Map



Energy Efficiency Graph



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