Stoneacre Properties



Gledhow Park Avenue

Leeds, LS7 4JL

£450,000

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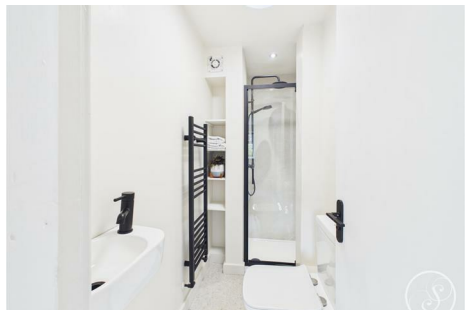




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Entrance
Entering the property you are welcomed into the entrance porch which continues on to the hallway where accessed is offered to the living room, second reception room / fourth bedroom and the open plan living space.

Living Room
Spacious living room is laid to carpet and is flooded with natural light thanks to the large bay window to the front elevation of the property.

Reception 2 / Bedroom 4
Spacious second reception room makes a great home office, playroom, or a fourth bedroom being able to accommodate a double bed. This room offers access to the downstairs bathroom (en-suite).

Downstairs Bathroom
Comprising shower, toilet and sink.

Kitchen/Living/Diner
To the rear of the property is this spacious open plan living room. Space is offered for a formal dining table as well as a seating area with French doors leading out to the rear garden. The modern fitted kitchen is made up of shaker style base units and complementary wood effect upper units and comprises integrated fridge/freezer, dishwasher, oven, gas hob with extractor above, and sink with drainer, with plenty of storage space and a pantry cupboard. Access is offered to the utility room.

Utility Room
Sliding pocket door leads to the utility room from the kitchen. There is space and plumbing for washing machine with storage cupboards and shelving.

Bedroom 1
Spacious double bedroom with fitted sliding wardrobes. Large bay window to front elevation of the property.

Bedroom 2
Second double bedroom with ample space for bedroom furniture.

Bedroom 3
Third small double bedroom.

Bathroom
4-piece suite with large walk in shower, full size bath, floating vanity sink and toilet. Store cupboard housing the boiler.

External
Property sits on a generous corner plot with a large driveway to the side with access to the detached garage, including cabling for an EV charger. To the front is a spacious lawned garden with mature shrubbery throughout and to the rear a low maintenance composite decked terrace accessed via the French doors from the kitchen/living/diner.













Road Map



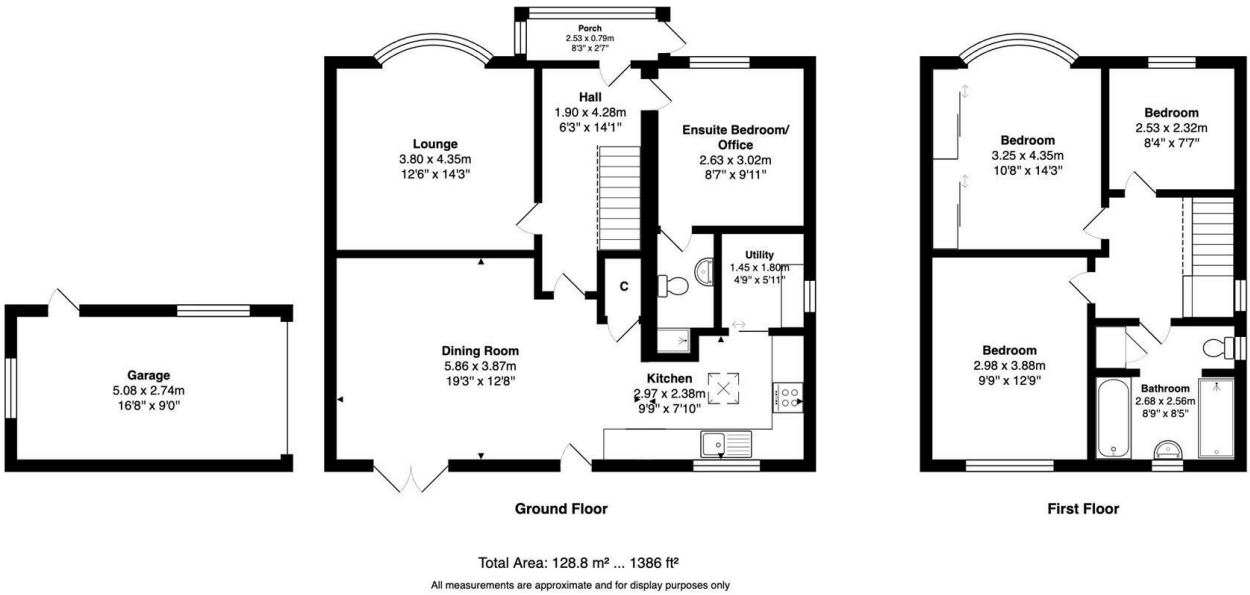
Hybrid Map



Terrain Map



Floor Plan



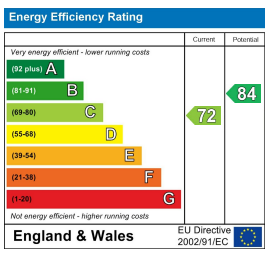
Total Area: 128.8 m² ... 1386 ft²

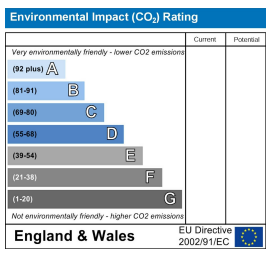
All measurements are approximate and for display purposes only

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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