



Stoneacre  
Properties



## Sandfield Avenue

Leeds, LS6 4DZ

Offers In The Region Of £535,000



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### ENTRANCE

Entering the property you are welcomed into the entrance hallway which offers access to the study and on to the dining room as well as the main hallway.

### HALLWAY

Spacious hallway with stairs leading up to the first floor.

### STUDY

Dedicated office space is ideal for those that work from home. If not needed as an office could be ideal as a music room or games room.

### KITCHEN/LIVING/DINER

Open plan kitchen featuring LVT wood flooring and an attractive L-shaped worktop with breakfast bar seating, complete with integrated storage cupboards, and high end integrated appliances including oven, microwave, hob, and dishwasher. There is ample space for a large double fridge. The kitchen is seamlessly open to the dining space and living room creating an ideal space for family gatherings. French doors to both the front and rear elevation of the property open out to the front garden and rear patio, creating a bright and seamless indoor-outdoor feel.

### DINING ROOM

Bright dining area with herringbone flooring. Ample space is offered for a dining table that can accommodate up to 8-10 guests. Large bi-folding doors open up, bringing in plenty of natural light. The room leads directly through to the kitchen and hallway, offering a practical layout.

### UTILITY ROOM

Dedicated utility room housing the washer and dryer, boiler and offering storage space.

### W/C

Accessed via the utility room off the kitchen.

### BEDROOM 1

Large primary bedroom comfortably accommodates a king / super king bed and bedroom furniture. Complete with en-suite bathroom.

### EN-SUITE

Tiled bathroom with walk-in shower, toilet and sink.

### BEDROOM 2

Second double bedroom.

### BEDROOM 3

Third double bedroom currently used as a walk in wardrobe.

### BEDROOM 4

Fourth bedroom.

### BATHROOM

Main house bathroom with shower over bath, toilet and sink.

### EXTERNAL

To the front of the property is an enclosed, low maintenance garden accessed via the open plan living space. To the rear is a tiered garden with raised patio seating area. A resin driveway for 2 cars leads up to the detached garage with manual up and over door.



## Road Map



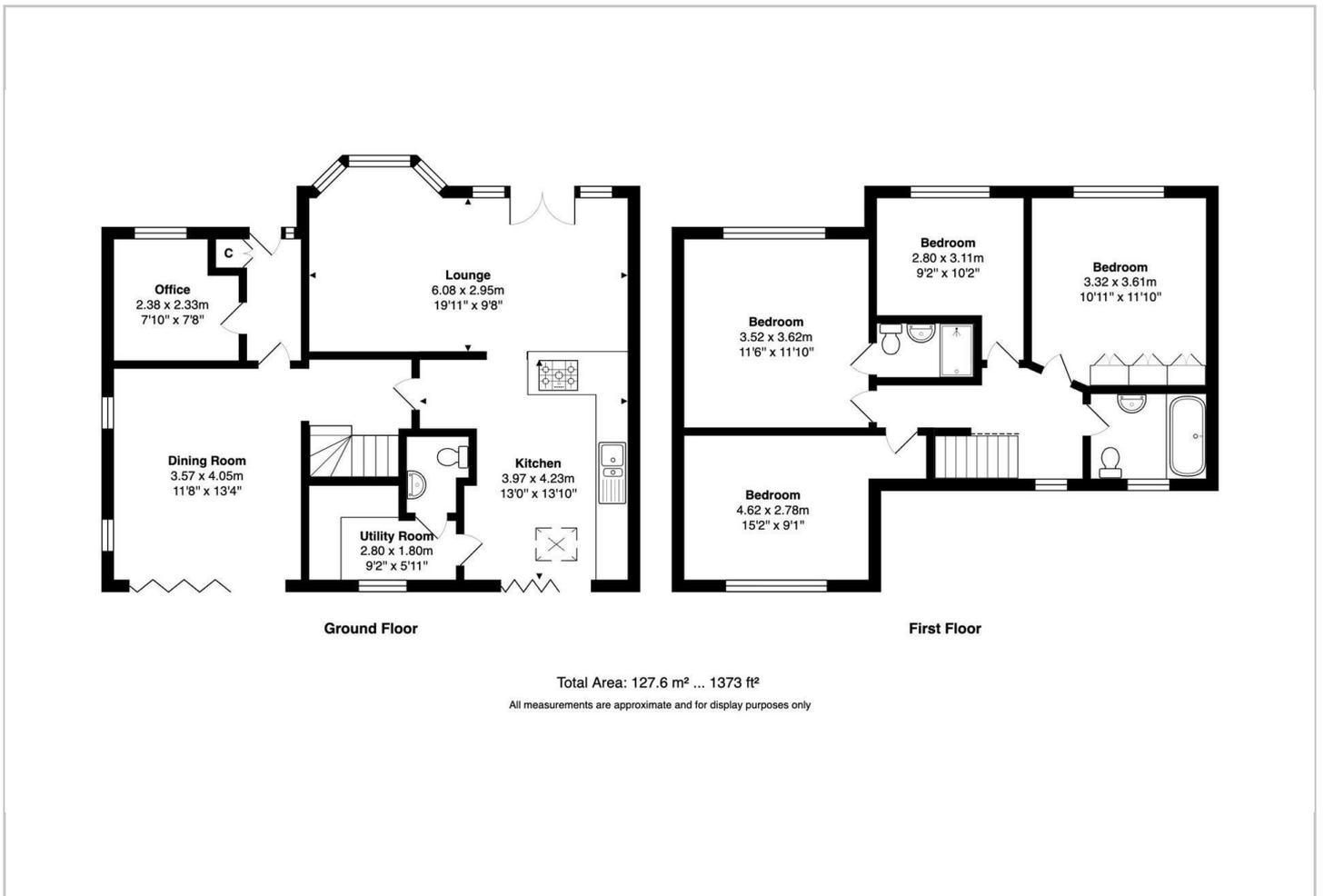
## Hybrid Map



## Terrain Map



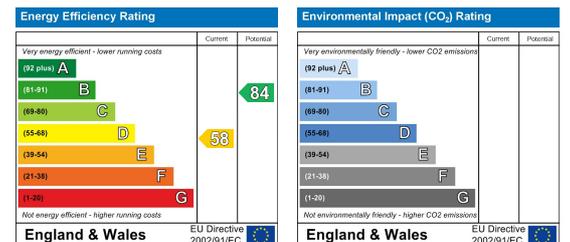
## Floor Plan



## 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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