



Stoneacre  
Properties



## The Fairway

Leeds, LS17 7QL

£595,000



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## Entrance

Entering the property you are welcomed into the spacious entrance hallway that offers access to the lounge, sitting room, dining room and kitchen.

## Lounge

Large formal lounge offers an abundance of space for seating. A large bay window to the front elevation of the property floods the room with natural light. The room is complete with feature fireplace.

## Sitting Room

Second large reception room positioned to the rear of the property. The room features a further large bay window and fireplace. With two large reception rooms this property offers great versatility for family life with one of the reception rooms making a great games or play room.

## Kitchen

Modern kitchen is made up of wall and base units and comprises an array of integrated appliances including oven, dishwasher, gas hob with extractor above, sink with drainer and space for washing machine. The kitchen is open to the dining room creating a great space for hosting and socialising.

## Dining Room

Formal dining room can accommodate up to 8-10 guests.

## w/c

Comprising toilet and sink.

## Bedroom One

Large double bedroom with wall to wall fitted wardrobes and large bay window.

## Bedroom Two

Second spacious double bedroom with bay window and ample space for bedroom furniture.

## Bedroom Three

Third double bedroom with dual aspect windows.

## Bedroom Four

Fourth bedroom, also ideal as a home office.

## Bathroom

Part tiled with shower over bath, double sink, and separate toilet.

## External Studio

A highly versatile and well-appointed space, complete with its own private bathroom, offering both comfort and convenience. This flexible area can be easily adapted to suit a variety of needs, whether as a home office, games or entertainment room, or a comfortable space for occasional guest accommodation. Its self-contained nature provides added privacy, making it an ideal multi-purpose addition to the home.

## External

Situated on a large corner plot the property boasts gardens to three sides with a large lawned area to the front and side of the property with a raised decked area. To the rear is a spacious patio. Driveway accommodates 2-3 cars.



## Road Map



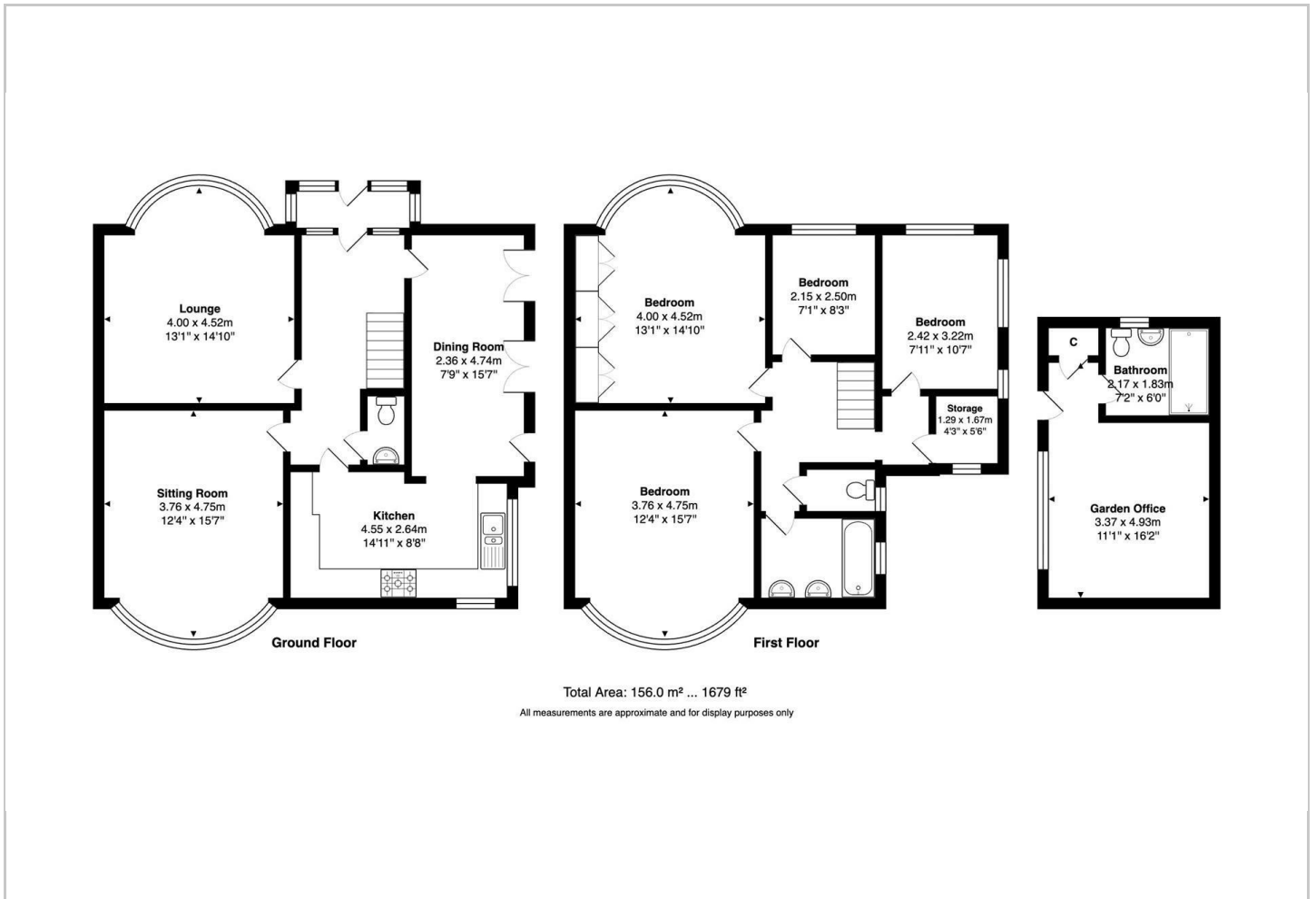
## Hybrid Map



## Terrain Map



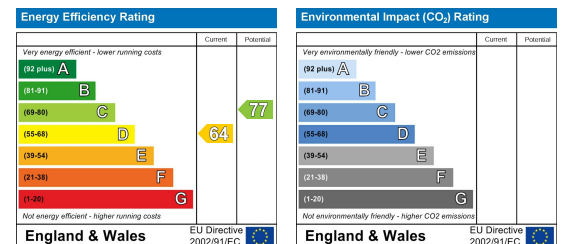
## Floor Plan



## 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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