



Stoneacre
Properties



Gipton Wood Crescent

Leeds, LS8 2TF

£325,000



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Entrance

Entering the property you are welcomed into the spacious entrance hallway which offers access throughout the ground floor of the property.

Living Room

Formal lounge boasts a large bay window to the front elevation of the property and is flooded with natural light. The room is finished with solid wood flooring and boasts a feature fireplace.

Dining Room

Second reception room is again generous in size and is currently used as a dining room. Double glazed sliding door leads out to the rear garden. The room is finished with laminate flooring which runs through from the hallway.

Kitchen

Newly fitted kitchen is made up of gloss handleless wall and base units and comprises freestanding oven with electric hob with extractor above, plumbing for washing machine and dishwasher, and storage space, as well as a pantry cupboard under the stairs. Side door leads out to driveway which in turn leads to garage and rear garden.

Bedroom 1

Spacious double bedroom with space for bedroom furniture. Bedroom is laid to carpet.

Bedroom 2

Second double bedroom is again generous in size with plenty of space for wardrobes. The room is laid to carpet and overlooks the rear garden.

Bedroom 3

Third single bedroom also ideal as a home office.

Bathroom

Newly fitted tiled bathroom with shower over bath, toilet and floating vanity sink, as well storage cupboard. Separate newly fitted and tiled toilet.

External

To the front of the property is a front garden laid to lawn with mature plants to the border and a large driveway that leads up to the detached garage. The garage has a manual up and over door with power and lighting. To the rear is a large garden primarily laid to lawn.



Road Map



Hybrid Map



Terrain Map



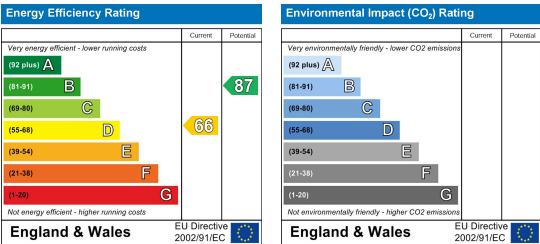
Floor Plan



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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