



Stoneacre  
Properties



## Primley Park Lane

Leeds, LS17 7JE

Offers Over £325,000



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## Entrance

The entrance is laid to carpet and features a central heating radiator, with plenty of natural light creating a welcoming feel.

## Living room

The living room is laid to carpet and features a central heating radiator. Large glass doors lead to the sunroom making this a great space for hosting.

## Sunroom

Accessed from the lounge with French doors out to the rear garden.

## Dining room

The dining room is laid to carpet and features a central heating radiator. Two large windows provide plenty of natural light, and an original fireplace adds decorative charm.

## Kitchen

The kitchen has laminate flooring and is made up of wall and base units and boasts freestanding oven/hob, space for washing machine and space for fridge/freezer. Tiled backsplash runs around the kitchen complementing the units. External door provide access to the side of the property.

## w/c

Comprising toilet and sink and house the boiler.

## Bedroom One

A spacious king-size bedroom laid to carpet, featuring integrated storage cupboards, a large window, and a central heating radiator.

## Bedroom Two

A comfortable double bedroom laid to carpet, with a large window, central heating radiator, and built-in storage cupboards.

## Bedroom Three

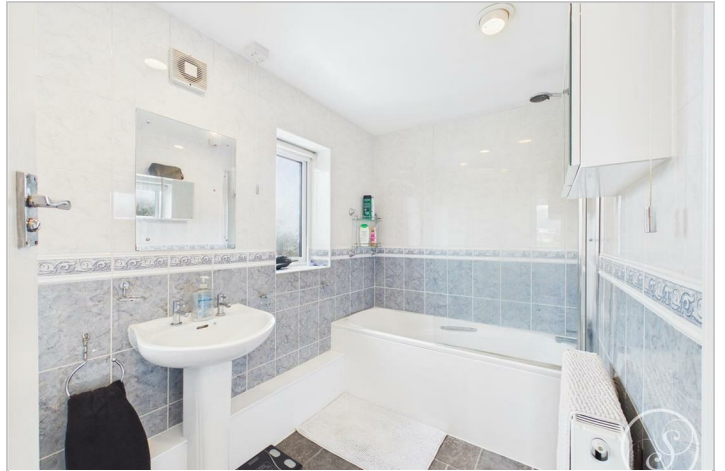
A single bedroom laid to carpet, featuring a central heating radiator, a large window, and a shelving unit for additional storage. Also ideal for a home office.

## Bathroom

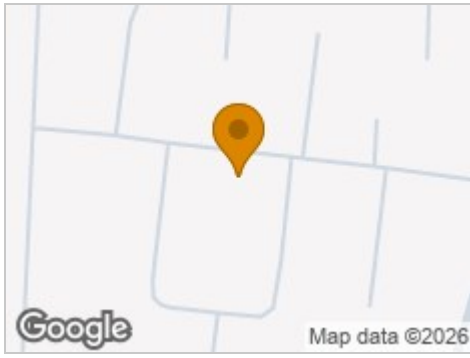
The bathroom is fully tiled and features a central heating radiator, a standalone bath with shower over, a wash basin, toilet, and two frosted windows for natural light and privacy.

## External

The front of the property features a large driveway and a well-maintained garden. At the rear, there is a private garden offering plenty of space, along with a garage for additional storage or parking.



## Road Map



## Hybrid Map



## Terrain Map



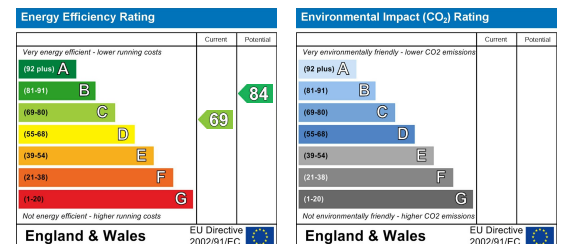
## Floor Plan



## 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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