Stoneacre Properties









Howard Avenue, Leeds, LS15 0LY

Offers Over £325,000

Offered with no onward chain, this extensively refurbished semi-detached home on Howard Avenue that boasts three double bedrooms, a south-south-west-facing rear garden, off-street parking for multiple cars and a garage. The parkland of Temple Newsam Estate is a short walk away, with miles of walking trails and the 18-hole Temple Newsam Golf Course within the estate. The open-plan kitchen/diner has been refitted with new wrap-around cabinetry and new solid oak worktops. There's room for a family dining table, and the range cooker is included in the sale. Across the hall, a Yorkshire-made Dunsley multi-fuel stove sits within an exposed brick fireplace. Havwoods Bergen herringbone flooring and Hillary's plantation shutters complete the lounge, where bifold doors open into a glazed sunroom overlooking the garden. Early viewings are strongly advised.

Entrance



Glazed panels on either side of the front door bring natural light into the hall. Havwoods Bergen herringbone flooring runs to the foot of the newly carpeted staircase, alongside a tall double-column radiator.

Lounge






A Dunsley Avance 500 5 kW multi-fuel stove sits on a new hearth within the exposed brick chimney breast. Hillary's plantation shutters frame the front window, and bifold doors at the rear connect the lounge to the sunroom.

Open Plan Kitchen/Diner









Solid oak worktops extend around the new cabinetry into the dining area. A Belfast-style sink, full-size integrated dishwasher and range cooker with extractor hood complete the kitchen, while a custom-built cupboard houses the freestanding washing machine. The dining area has Hillary's plantation shutters and a large horizontal double-column radiator.

Sunroom



A glazed roof and garden-facing windows make this a bright second sitting area, with laminate flooring and a new vertical double-column radiator. French doors open onto a few steps down to the lawn, with the patio just to the left.

First Floor Landing



Havwoods Bergen herringbone flooring and pendant lighting. The landing gives access to all three bedrooms, the bathroom and the loft.

Bedroom One




A dual-aspect double bedroom with windows to the front and rear, Hillary's plantation shutters to the front window, new carpet and a double-column radiator.

Bedroom Two



A front-facing double bedroom with Hillary's plantation shutters, new carpet and a double-column radiator.

Bedroom Three



A rear-facing double bedroom with fitted shutters to the double-glazed window, new carpet and a double-column radiator.

Bathroom



Two double-glazed windows bring natural light into the bathroom, which has a bath with shower over, a vanity basin and WC. A tall double-column radiator incorporates a full-length mirror.

External



A south-south-west-facing rear garden with a lawn and patio. The property also has off-street parking for three cars and a garage

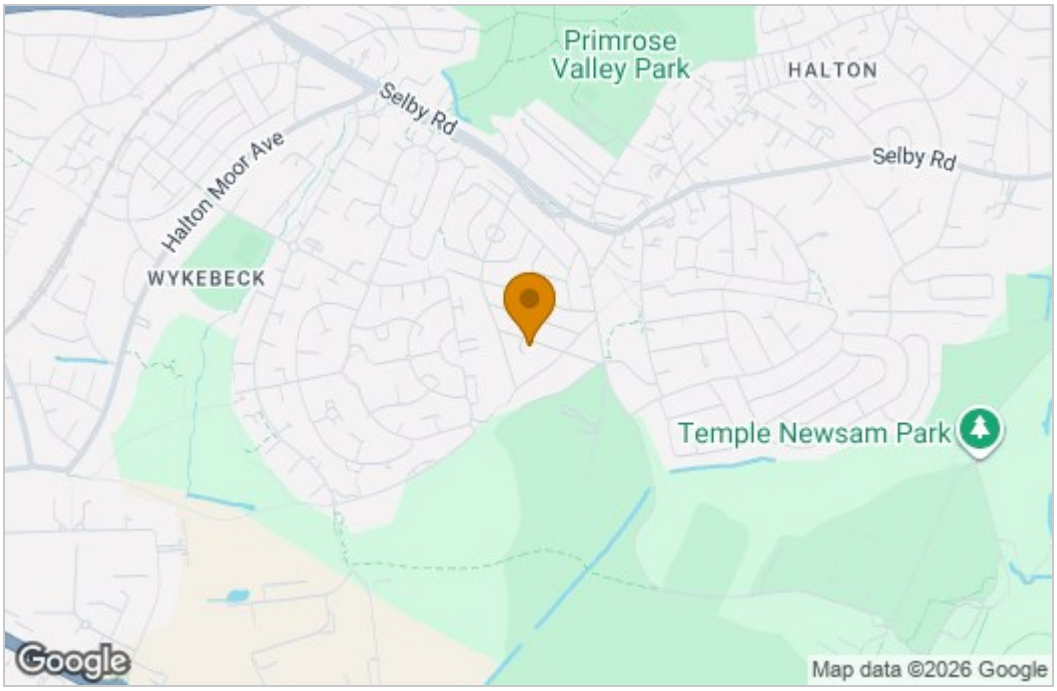
Garage

Power and light.

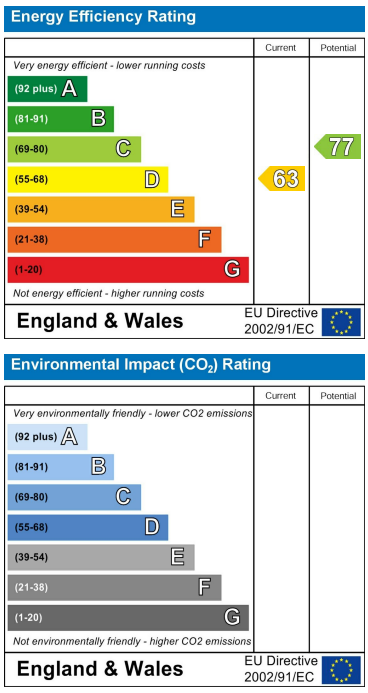
Floor Plan



Area Map



Energy Efficiency Graph



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