



Stoneacre  
Properties



## Primley Park Lane

Leeds, LS17 7JE

£450,000



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## Entrance

Entering the property you are welcomed into the spacious hallway which leads through to the lounge, kitchen and to the downstairs w/c.

## Lounge

Spacious living room is flooded with natural light from the large bay window to the front elevation. Ample space is offered for seating and is open to the dining room to the rear of the property. The room is complete with decorative coving and feature fireplace.

## Dining Room

Positioned to the rear of the property, this extended reception room is a great space for hosting and socialising with friends. With space for a large dining table, a seating area to the rear of the room and direct access out to the garden via a double glazed sliding door, it is a very sociable space. The dining room is also open to the living room to the front of the property and leads through to the kitchen.

## Kitchen

Modern fitted kitchen is made up of light shaker style wall and base units, offering an abundance of storage space and coming complete with integrated gas hob with extractor above, double oven, dishwasher, and washing machine, with space for a large fridge/freezer. The extended part of the kitchen to the rear houses the informal dining table. A side door leads out to the driveway.

## w/c

Accessed from the hallway with toilet and sink.

## Bedroom 1

Large primary bedroom with wall to wall fitted wardrobes and its own en-suite bathroom.

## En-suite

Comprising toilet, sink and shower.

## Bedroom 2

Second double bedroom with wall to wall fitted wardrobes.

## Bedroom 3

Third double bedroom with access out to the balcony.

## Balcony

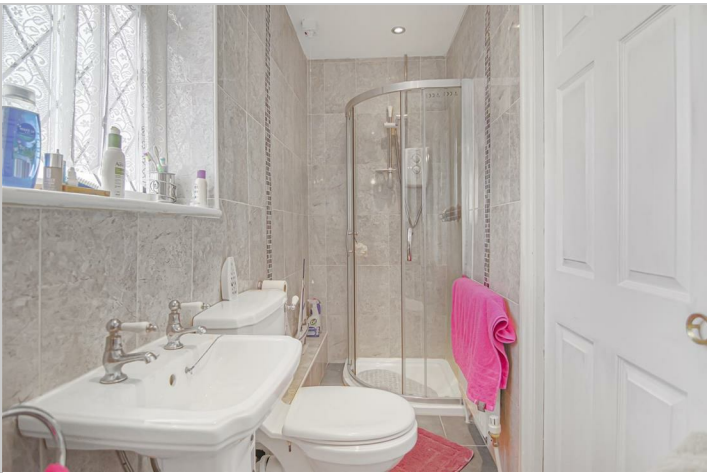
Elevated outdoor space overlooking the rear garden.

## Bathroom

Comprising shower over p-shaped bath, toilet and sink.

## External

To the front of the property is a mature front garden. A large block paved driveway runs down the side of the property up to the detached garage. To the rear is a private garden, primarily laid to lawn with a block paved patio area.



## Road Map



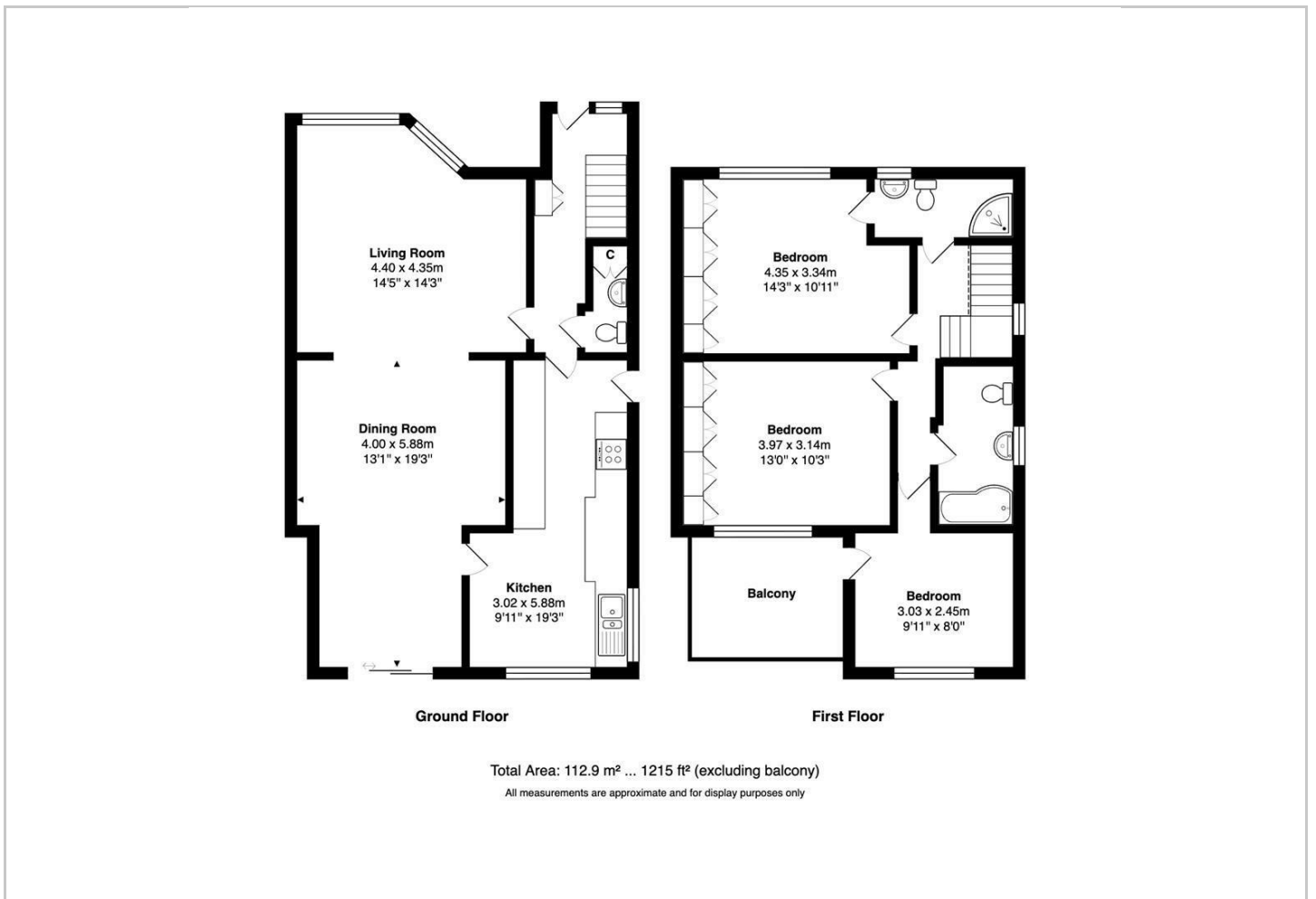
## Hybrid Map



## Terrain Map



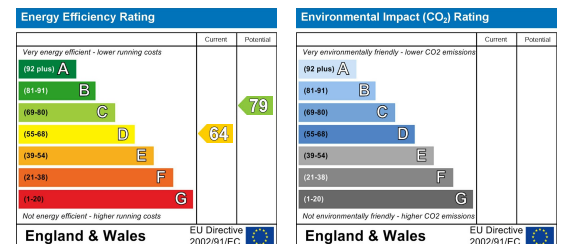
## Floor Plan



## 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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