



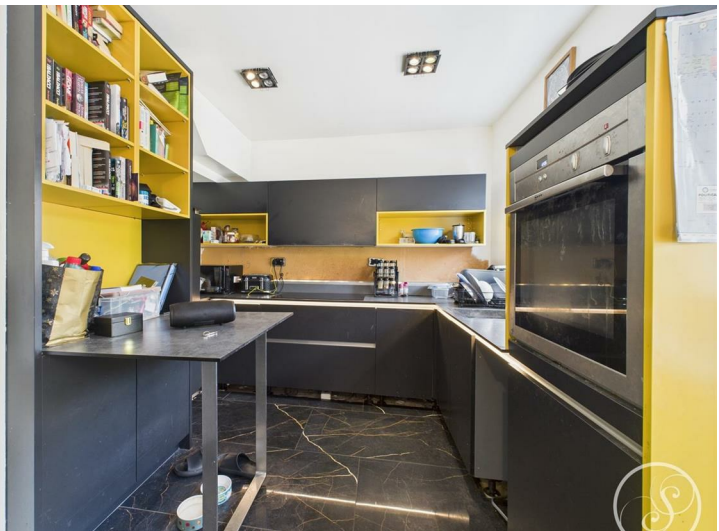
Stoneacre  
Properties



## Montreal Avenue

Leeds, LS7 4LW

£375,000



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## ENTRANCE HALLWAY

Wooden flooring with a central heating radiator, stairs to the first floor, and hallway access to the living room and kitchen/diner.

## LIVING ROOM

This spacious room features wooden flooring, a central heating radiator, a charming gas fireplace, tall ceilings that enhance the sense of space, and a large window allowing plenty of natural light.

## KITCHEN

Tiled flooring with integrated storage and appliances, tall ceilings, and a large window providing ample natural light. Shared open-plan space with the dining room.

## DINING ROOM

This spacious room features tiled flooring, integrated storage, a fireplace, and a large window with double doors leading to the garden. It boasts tall ceilings, a door to the hallway, and is open-plan, shared with the kitchen.

## BEDROOM 1

Laid to carpet, featuring integrated storage and cupboards, tall ceilings, large arched windows, and a central heating radiator.

## BEDROOM 2

Laminate flooring, integrated storage and cupboards, a central heating radiator, a large window, and tall ceilings.

## BEDROOM 3

Laid to carpet, with a central heating radiator, tall ceilings, and a large window.

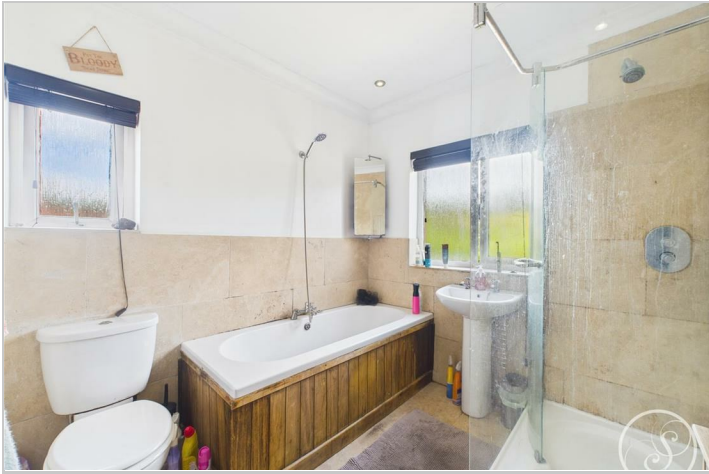
## BATHROOM

This bathroom includes a free-standing shower and bath, a wash basin with drainer, toilet, central heating towel radiator, and tall ceilings, with a door leading to the first-floor hallway.

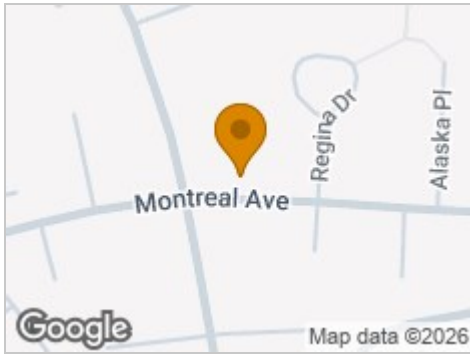
## EXTERNALS

The front of the property features a driveway and a small fenced garden planted with a variety of shrubs and a mature tree, adding to the curb appeal.

The well-maintained back garden offers paved patio areas, mature shrubs, and ornamental grasses, creating a peaceful outdoor space. Steps lead up to a raised lawn area bordered by low white walls. The entire garden is fully fenced, giving it a private feel, and there is also an outhouse which is fully insulated and has electrics. The Outhouse provides versatile use, perfect for relaxation or work. The garden is fully enclosed, providing privacy and a tranquil setting.



## Road Map



## Hybrid Map



## Terrain Map



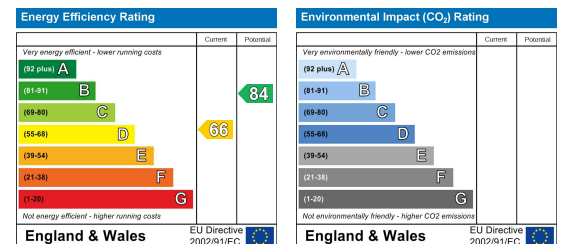
## Floor Plan



## 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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