



Stoneacre  
Properties



## Hawks Nest Gardens West

Leeds, LS17 7JF

£375,000



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## Entrance

Entering the property you are welcomed into the spacious hallway which offers access to the living room and kitchen/diner.

## Living Room

Spacious living room is laid to carpet and boasts a large bay window to the front elevation of the property and is flooded with natural light. Ample space is offered for seating.

## Kitchen/Diner

Open plan living space provides ample space for a formal dining table and the modern fitted kitchen comprises an array of integrated appliances including microwave, double oven, gas hob with extractor above, fridge/freezer, sink with drainer, dishwasher, washing machine and an abundance of storage space. French doors lead out to the rear garden creating a great space for hosting and socialising.

## Bedroom 1

Large double bedroom laid to carpet with bay window and fitted wardrobes.

## Bedroom 2

Second spacious bedroom, again laid to carpet overlooks the rear garden. Ample space for bedroom furniture.

## Bedroom 3

Third single bedroom, also ideal as a home office.

## Bathroom

Spacious bathroom with shower over bath, toilet, sink and storage cupboard.

## Garage

Detached brick built garage with large double doors, a great storage space, or could be converted into a garden room.

## External

To the front of the property is a block paved driveway that runs down the side of the property up to the detached garage. To the front is a graveled garden. And to the rear, a private enclosed garden with a composite decked area, and Astroturf lawn with raised flower bed to the rear of the garden.



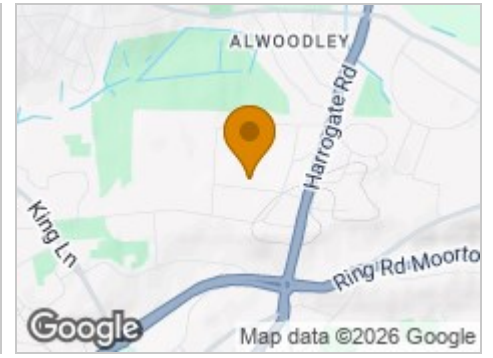
## Road Map



## Hybrid Map



## Terrain Map



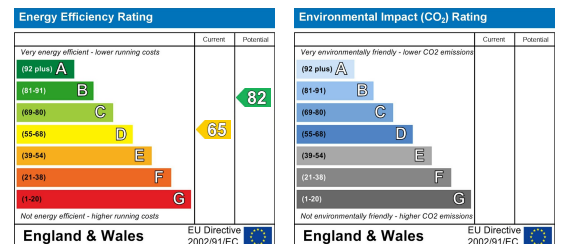
## Floor Plan



## 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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