



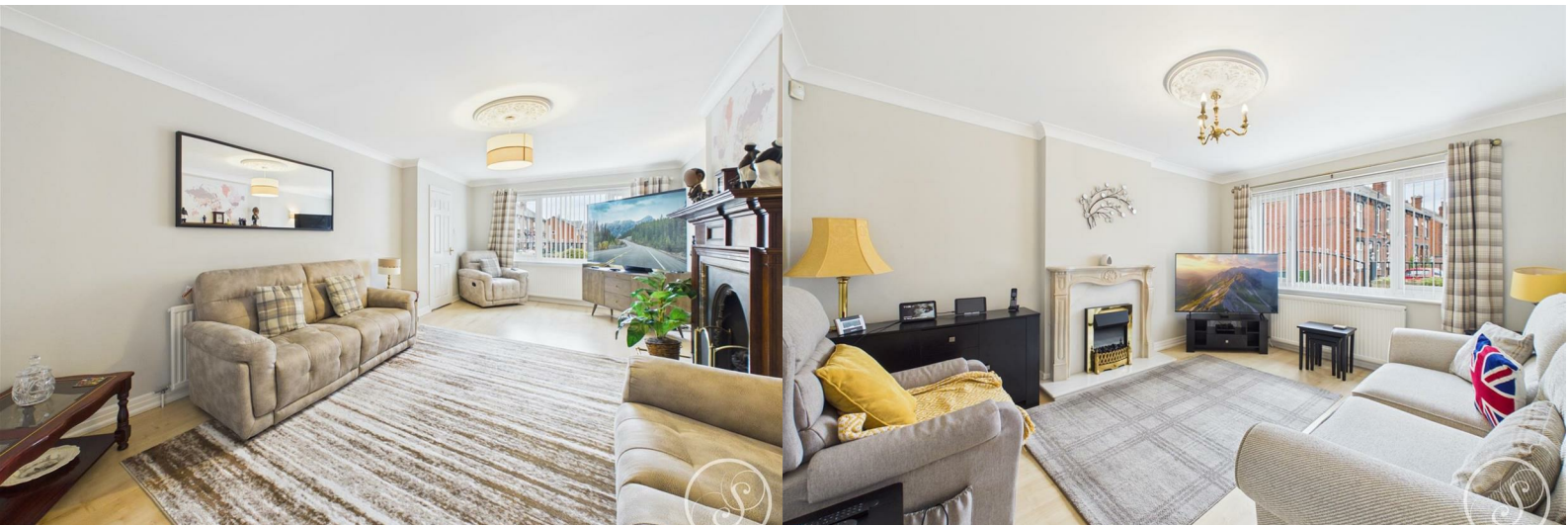
Stoneacre
Properties



South End Avenue

Leeds, LS13 2AD

£350,000



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Entrance

Entering the property, you are welcomed into the spacious entrance hallway. A bright and airy space that leads to the lounge, second sitting room, kitchen, WC and a utility room.

Living room

The living room offers ample space for seating and is accompanied by natural light flooding in. The focus of the room is the fireplace, giving the room a cosy feel.

Second living room

The second lounge also boasts ample space and can be used as a formal dining room. Perfect for families and hosting.

Kitchen

Large kitchen is made up of wall and base units offering plenty of storage as well as a walk in pantry. With space for a standing fridge/freezer. Integrated oven, gas hob with extractor above and sink with drainer. Side door leads out to the driveway.

WC

Comprising toilet and sink.

Utility room

This space is perfect for everyday use. Washing machine, sink with storage and separate cupboard. The door leads out to the rear garden.

Bedroom One

Large double bedroom with wood flooring and fitted double wardrobe. Large window to the front elevation of the property provides additional light. The room also offers space for drawers and dressing table.

Bedroom Two

Second double bedroom with wooden flooring, again with wall to wall fitted wardrobes. The room comfortably accommodates a double bed with an enuite.

En-suite

En-suite bathroom comprising walk in shower, toilet and sink.

Bedroom Three

Large double bedroom again laid with wood flooring with fitted double wardrobes. Window to the rear elevation of the property. The room also comfortably offers space for drawers and dressing table.

Bedroom 4/Office

This space is currently used as an office also ideal for a single bedroom.

Bathroom

3-piece bathroom comprising bath, toilet and sink.

Landing

Overall the property offers ample storage internally, to the landing you will find a further storage cupboards.

Loft

A spacious boarded loft with pull down ladder.

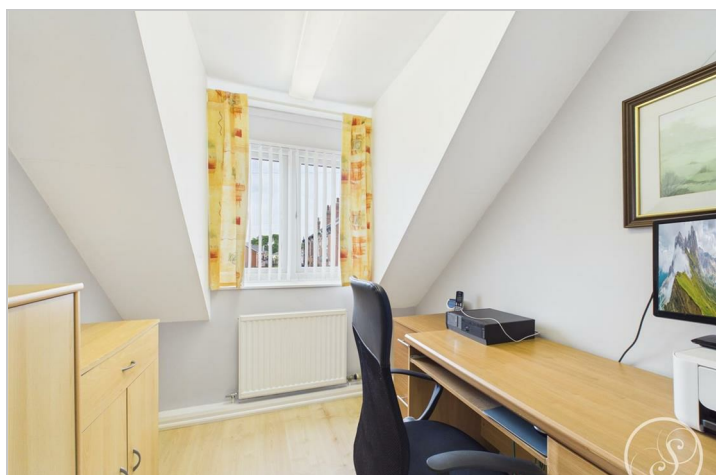
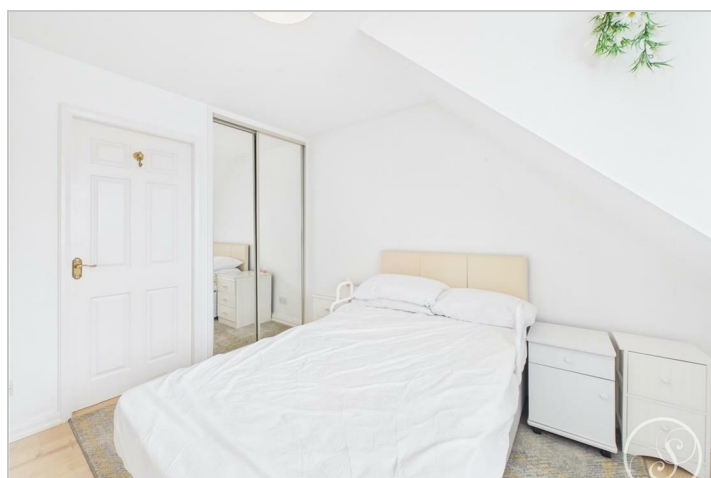
External

To the front of the property you will find large iron gates that lead up to the driveway that can hold multiple cars. Access to the detached garage which sits at the end of the driveway. To the rear is a private enclosed garden, beautifully maintained.

Garage

Tel: 0113 237 0999

The garage is brick construction with electric, remote control up and over door.. The garage offers a great amount of storage space.



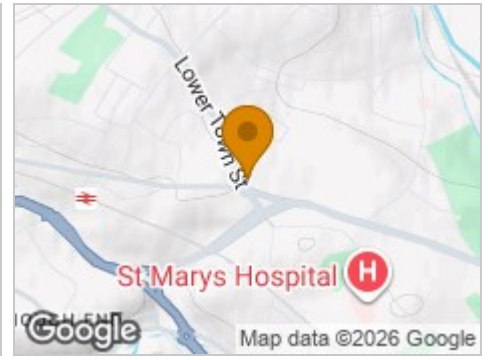
Road Map



Hybrid Map



Terrain Map



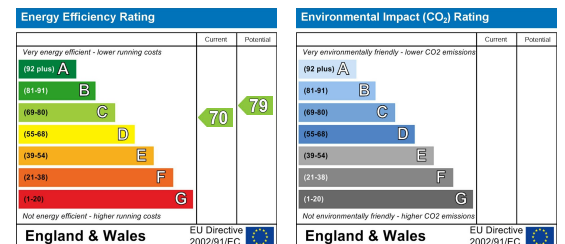
Floor Plan



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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