



Stoneacre  
Properties



## Farm Hill Way

Meanwood Leeds, LS7 2SQ

£290,000



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## ENTRANCE PORCH

Composite entry door, wood strip laminate flooring, space for coats/shoes, glazed doors into lounge.

## LOUNGE

Generous reception room having feature gas fire with surround, double glazed bay window to front with bespoke shutters, additional double glazed window to side, central heating radiator, glazed double doors into kitchen-diner, stairs to first floor landing, understairs store cupboard.

## KITCHEN-DINER

The beautifully finished kitchen features a range of modern wall and base units with complementary solid wood work surfaces, 1.5 bowl Belfast style sink drainer and tiled splashback, freestanding range cooker, fitted extractor hood, integrated dishwasher, plumbed for washing machine, space for freestanding fridge freezer, and ample space for a formal dining table. Double glazed French doors lead to the conservatory, double glazed window, central heating radiator.

## CONSERVATORY

Central heating radiator, double glazed French doors to garden.

## FIRST FLOOR LANDING

Double glazed window to side, central heating radiator, loft hatch with access to boarded loft area. Store cupboard housing central heating boiler.

## BEDROOM ONE

Double bedroom with fitted wardrobes, double glazed window, central heating radiator.

## BEDROOM TWO

Double bedroom with double glazed window with views across the rear garden, central heating radiator.

## BEDROOM THREE

Double glazed window, central heating radiator, ideal for a nursery or home office.

## BATHROOM

Modern four piece suite comprising bath, separate walk-in shower cubicle, WC/wash hand basin vanity unit with storage, chrome heated towel rail, extractor fan, two frosted double glazed windows.

## EXTERNAL

The front of the property offers a lawned garden area along with a driveway providing off street parking for two vehicles. To the rear there is a tiered garden with two patios, lawned area and garden shed for additional storage.



## Road Map



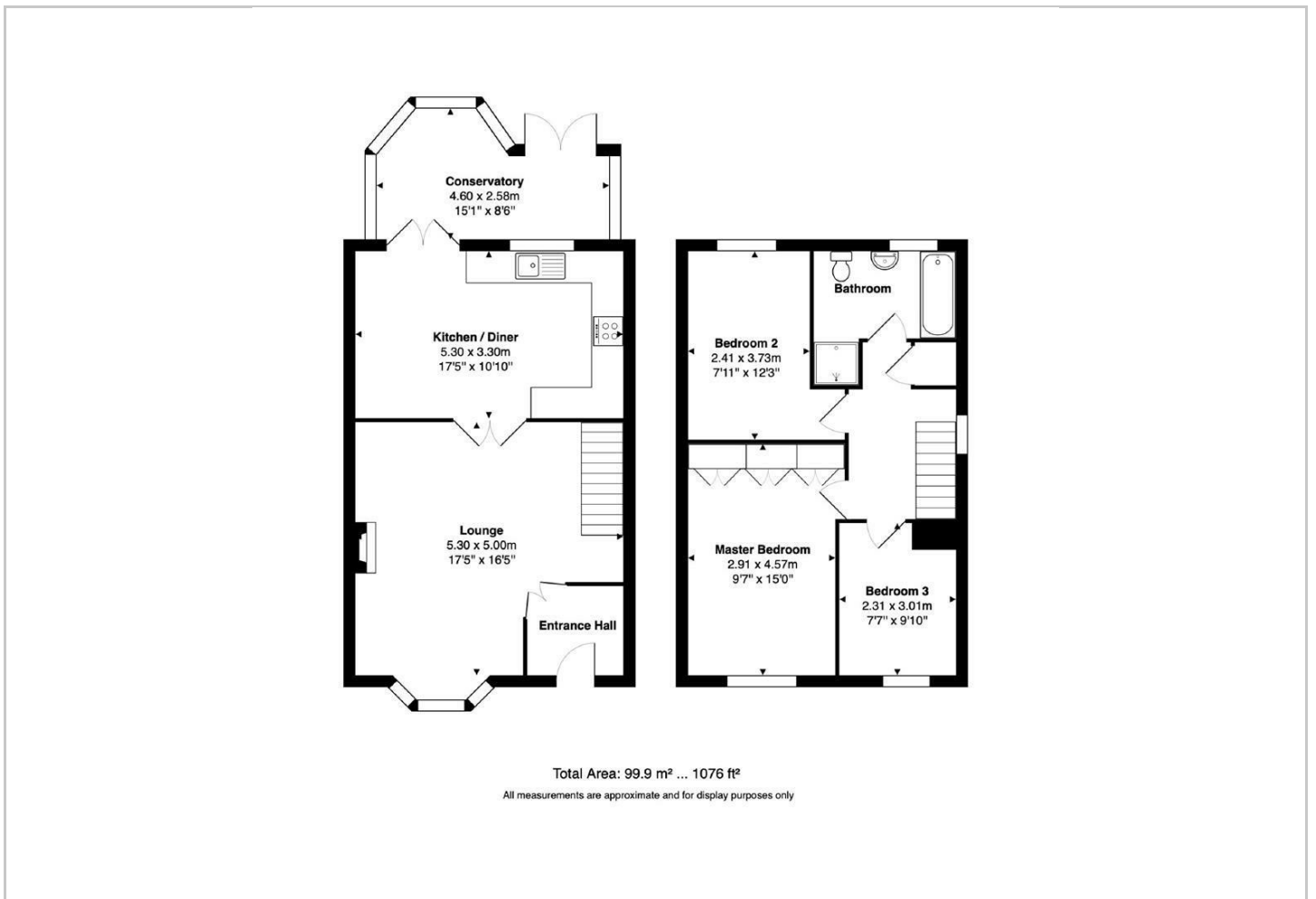
## Hybrid Map



## Terrain Map



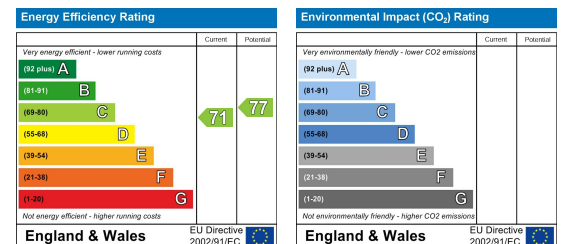
## Floor Plan



## 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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