Stoneacre
Properties



Hamilton Avenue

Leeds, LS7 4EQ

£280,000

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Entrance
Entering the property you are welcomed into the entrance hallway which provides access to the two reception rooms and to the kitchen.

Living Room
Spacious living room offers ample space for seating. The large bay window floods the room with natural light.

Dining Room
The second reception room is conveniently placed to provide easy access to the kitchen and offers a versatile space that could be an additional sitting room.

Kitchen
Spacious kitchen is made up of wall and base units with freestanding oven with gas hob, space for washing machine and space for fridge/freezer. Door leads to the basement and side door leads to the rear yard. A large store / utility is also accessed via the kitchen.

Basement
Vast space running the full footprint of the house.

Bedroom 1
First of two large double bedrooms to the first floor, ample space for bedroom furniture.

Bedroom 2
Second of two large double bedrooms to the first floor, ample space for bedroom furniture.

Bedroom 3
Third single bedroom, also ideal as a home office.

Bathroom
Modern bathroom with shower, toilet and sink. There is also a separate w/c next to the bathroom.

Bedroom 4
Large double bedroom to the second floor of the property.

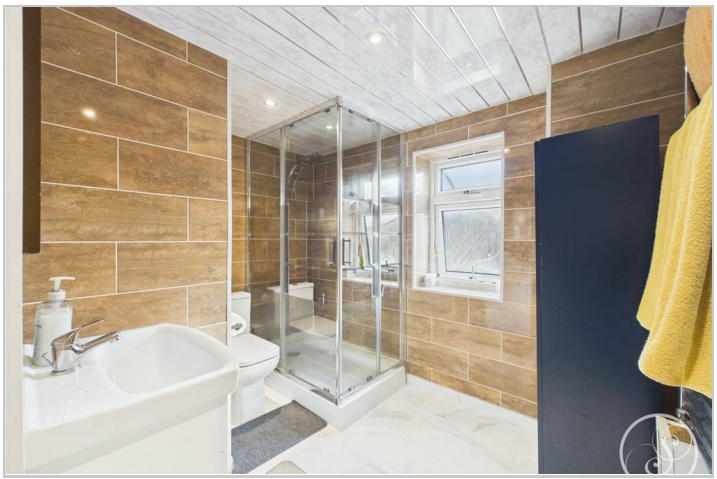
Bedroom 5
Fifth and final bedroom is a further spacious double bedroom to the second floor.

External
The property boasts a front courtyard garden and to the rear a yard with access to the garage.

Garage
Side access from the rear yard with the main access from the street to the rear of the property. It is a large space ideal for storage.













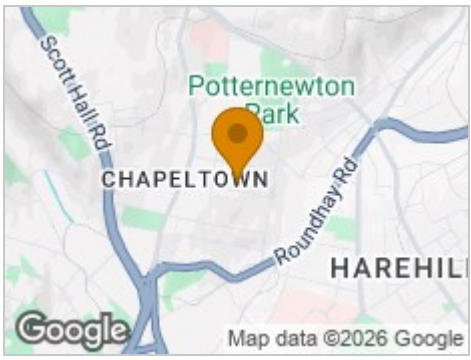
Road Map



Hybrid Map



Terrain Map



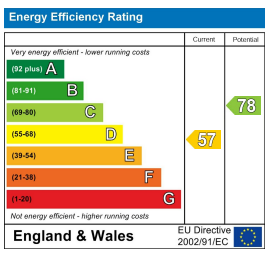
Floor Plan

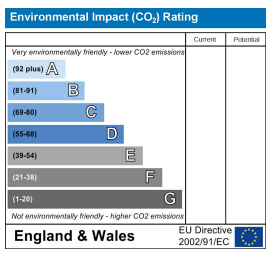


Viewing

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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