



Stonedene, Leeds, LS6 4NU

- THREE BEDROOM DETACHED HOUSE
- GARAGE
- CLOSE TO SCHOOLS
- MASTER WITH EN SUITE
- QUIET CUL-DE-SAC
- EPC - C / COUNCIL TAX - E

Asking Price £450,000



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DESCRIPTION

Hunters Wetherby are proud to present to the market this three bedroom detached family home, with spacious home living in a quiet cul-de-sac in the popular suburb, Meanwood.

The entrance of the house flows naturally to the kitchen with engineered solid wood flooring. The contemporary navy shaker style wall and base units of the kitchen are home to integrated appliances such as the bin, microwave, oven, fridge/freezer along with a dishwasher, washing machine and five ring gas hob with extractor fan. A one and a half sink with mixer tap is also included sitting beneath a window overlooking the side patio. The large kitchen island provides family dining as well as opportunity for entertaining with the inclusion of a wine rack and cooler. Quartz work surfaces add a sleek and luxurious finish. A storage cupboard allows for additional storage, perfect for busy families.

Adjacent to the kitchen is a sizeable lounge, perfect for hosting with the inclusion of double doors which open up from the hallway into the room, or for cosy family living with the use of the gas fireplace set within a neutral wooden mantle. The lounge is filled with natural light from the double patio doors which lead to the rear garden, and a window to the side aspect.

The hallway also benefits from under stairs storage, in addition to a downstairs wc comprised of a low level wc and wash hand basin.

The master bedroom allows ample space for bedroom furniture and benefits from a fully tiled en-suite, consisting of a walk in rainfall shower and separate shower attachment with the addition of a display shelf, low level wc and wash hand basin set on a vanity unit, with a heated towel rail. The master bedroom's windows also overlook the garden and patio area.

Bedroom two is also a well sized double with a window overlooking the rear of the property. The third bedroom, currently being used as a nursery, would have the potential to be used as a single bedroom.

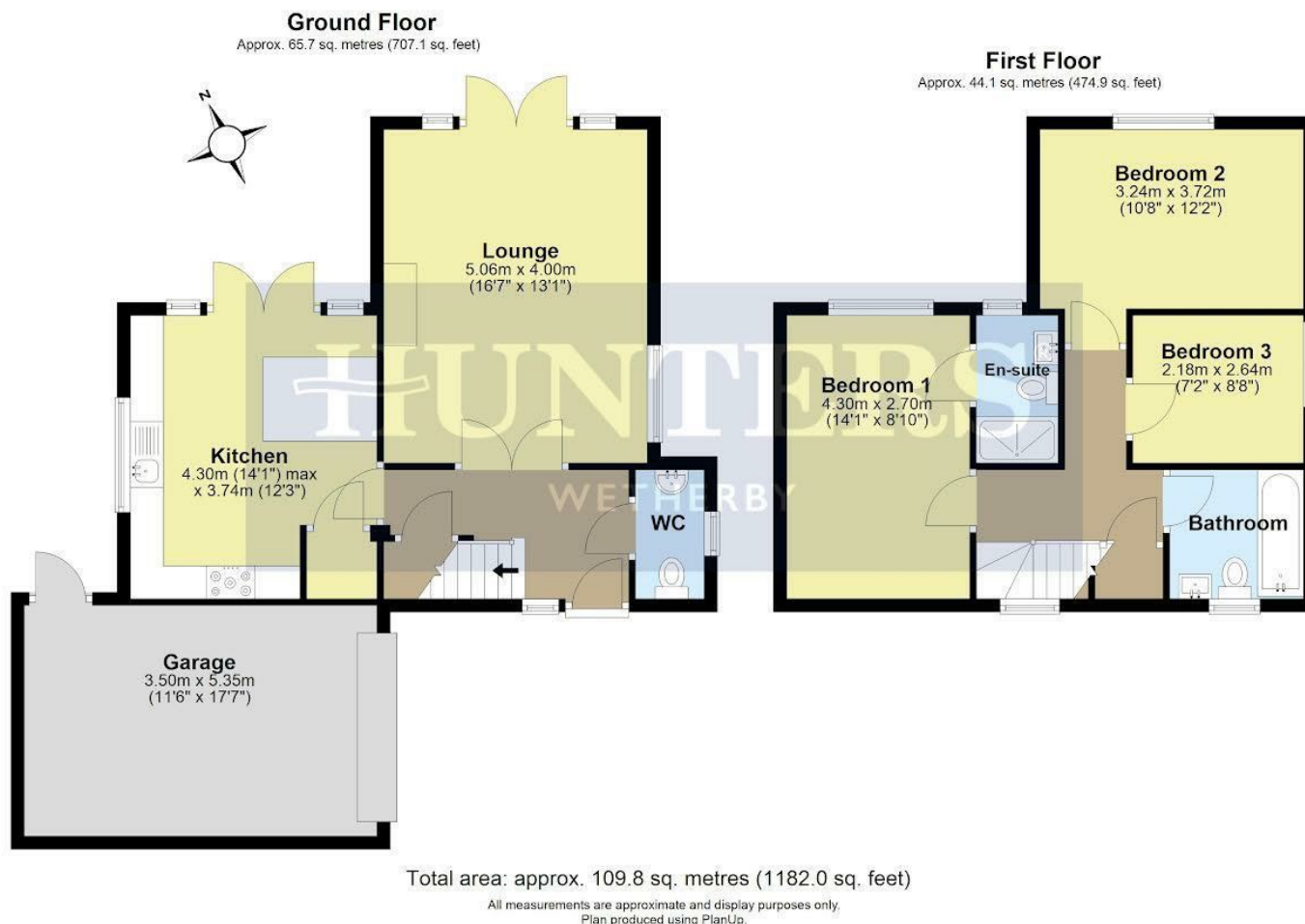
The fully tiled house bathroom is comprised of a low level wc and hand wash basin on a vanity unit, with a large bath with shower over and two display shelves. A heated towel rail completes this room.

Outside, stone walls surround the multi-tiered garden, with the garden and wrap around patio being separated by iron fencing. Small stone steps lead to the second tier, which is laid to lawn with mature shrubs and bushes making up the garden's border. Access to the front of the property can be gained through the side gate.

A block paved driveway leads to the garage and front entrance, while also providing off street parking. Mature bushes and shrubs really add to the kerb appeal of this property.







Viewings

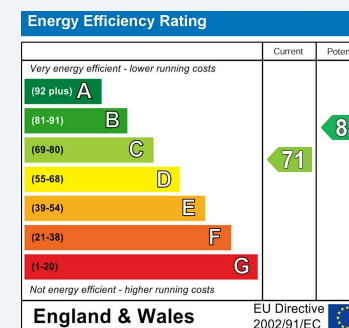
Please contact wetherby@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.