



Stoneacre  
Properties



## Hawks Nest Gardens West

Leeds, LS17 7JF

Offers Over £325,000



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## Entrance

Entering the property you are welcomed into the entrance hallway which offers access throughout the ground floor of the property.

## Lounge

Spacious formal lounge boasts large bay window to the front elevation of the property as well as fireplace, and the room is laid to carpet.

## Dining Room

Second reception room is again spacious and offers access out to the rear patio and garden via sliding door. There is a further fireplace and the room is laid to carpet.

## Kitchen

Made up of wall and base units with larder cupboard and side door to the driveway.

## Bedroom 1

Large double bedroom with bay window.

## Bedroom 2

Second double bedroom overlooking the rear garden.

## Bedroom 3

Third single bedroom also ideal as a home office.

## Bathroom

Comprising walk in shower, sink, cupboard housing the boiler, and separate w/c.

## External

To the front of the property is a low maintenance garden. A large driveway runs down the side of the property leading up to the detached garage. To the

rear is a spacious garden with patio area which can be accessed via the sliding door in the dining room, the garden is a great size offering potential to extend (STP) and makes a great space to enjoy some outdoor space.

## Solar Panels

Included in the price is a fully working solar panel system. Free monitoring (offsite), maintenance and repairs and the property will benefit from all electricity generated by the system therefore reducing electricity bills.



## Road Map



## Hybrid Map



## Terrain Map



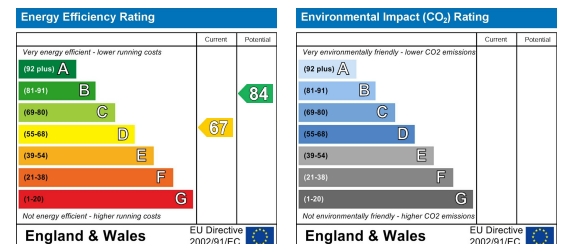
## Floor Plan



## 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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