Stoneacre Properties

Potternewton Crescent

Leeds, LS7 2DX

£372,500

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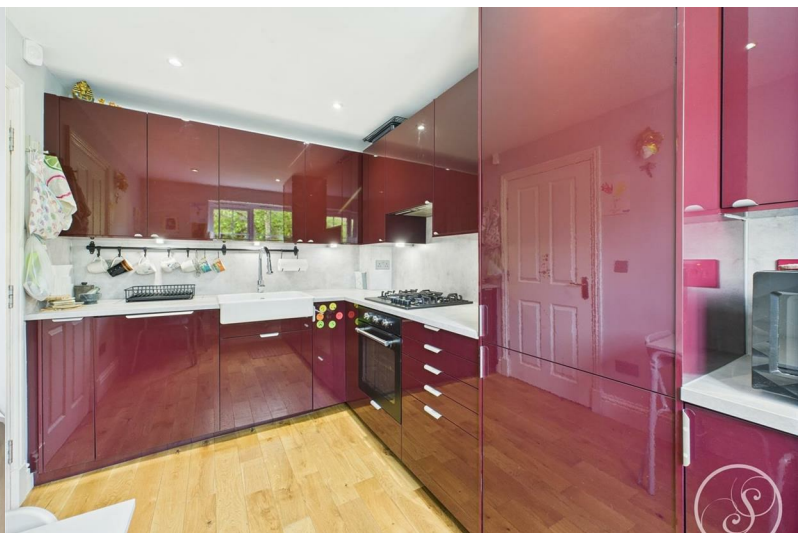

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Entrance
Entering the property you are welcomed into the entrance hallway which offers access throughout the ground floor. Engineered wood flooring runs through from the hallway into the kitchen and reception room.

w/c
Recently updated, comprising toilet and sink as well as housing the free standing washing machine and dryer.

Kitchen
Newly installed kitchen updated by the current owners. A modern and sleek gloss kitchen is complete with integrated fridge/freezer, fan oven, gas hob with extractor above, dishwasher and ample storage space. The kitchen can accommodate a dining table which is great for more informal dining.

Lounge/Diner
Wonderful open plan living space opens up to the sunroom to the rear of the property and is wonderfully bright and airy. The rooms offers a dedicated formal dining space as well as plenty of space for a seating area in addition to that offered in the sunroom. Under stairs storage cupboard.

Triple-glazed conservatory
The triple-glazed conservatory has recently been added by the current owners and offers a further reception room. All glass, the conservatory offers a wonderful view out over the rear garden and further afield to the woodland views. The conservatory boasts underfloor heating with Cotto porcelain tiles, an innovative blue tinted refractory roof which offers excellent insulation and solar control, and two doors lead out to the rear garden. The conservatory can also be opened up to the lounge/diner making one large space which is great for hosting, especially with access out to the rear garden.

Bedroom 1
Situated to the second floor of the property, this spacious double bedroom that has been reconfigured by the current owners increasing its overall size and boasting an abundance of fitted storage which is complete with built in lighting.

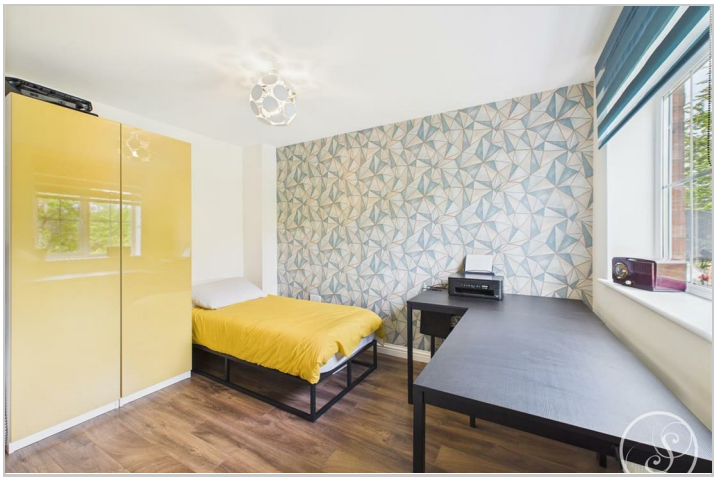
Bedroom 2
Second double bedroom to the first floor complete with en-suite.

En-suite
Tiled bathroom with shower, toilet and sink.

Bedroom 3
Third bedroom overlooking the rear garden, also makes for a good office.

Bathroom
Updated tiled bathroom with shower over corner bath, toilet with built in bidet and floating sink.

External
To the front of the property is a large tarmac driveway that runs down the side of the property that can hold multiple cars, and a block paved front garden with lawn to the perimeter. To the rear is an enclosed garden overlooking woodland. The current owners have raised and levelled the garden making it far more useable on a day to day basis and much more kid friendly. The rear garden is laid to lawn with a graveled area and patio. It is a very peaceful and tranquil garden that is very private.

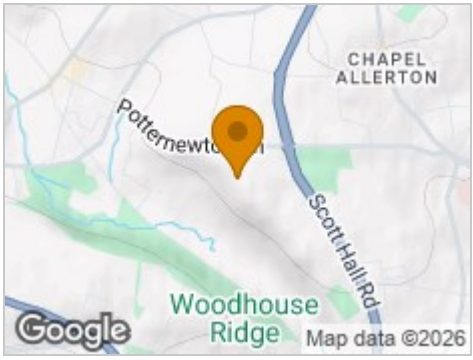


SOLAR SYSTEM

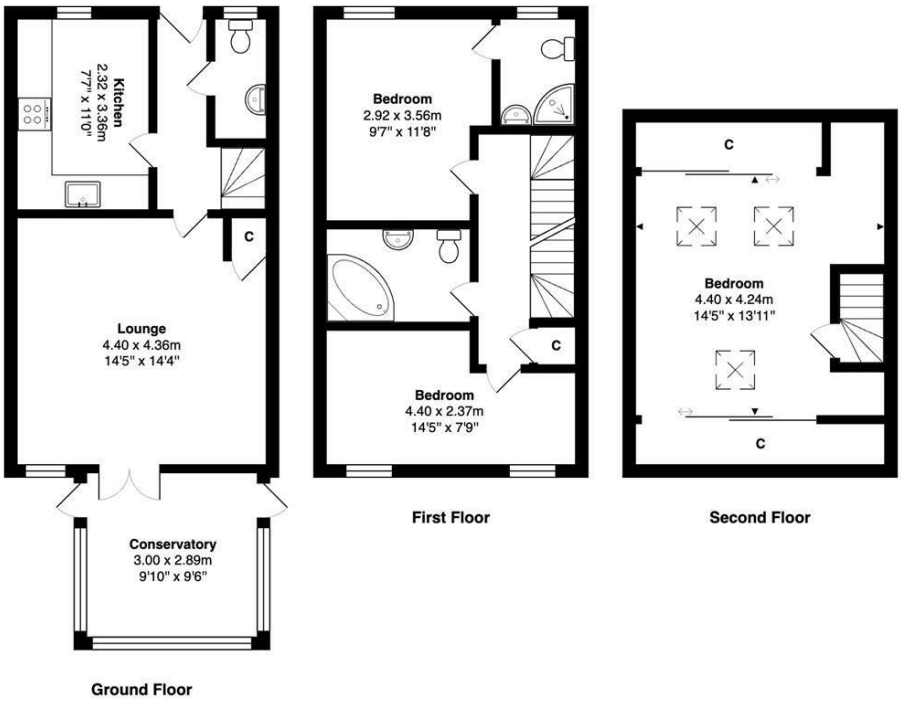
Road Map

Hybrid Map

Terrain Map



Floor Plan



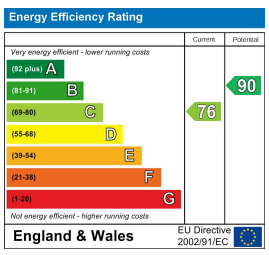
Total Area: 105.1 m² ... 1131 ft²

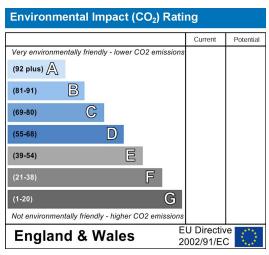
All measurements are approximate and for display purposes only

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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