



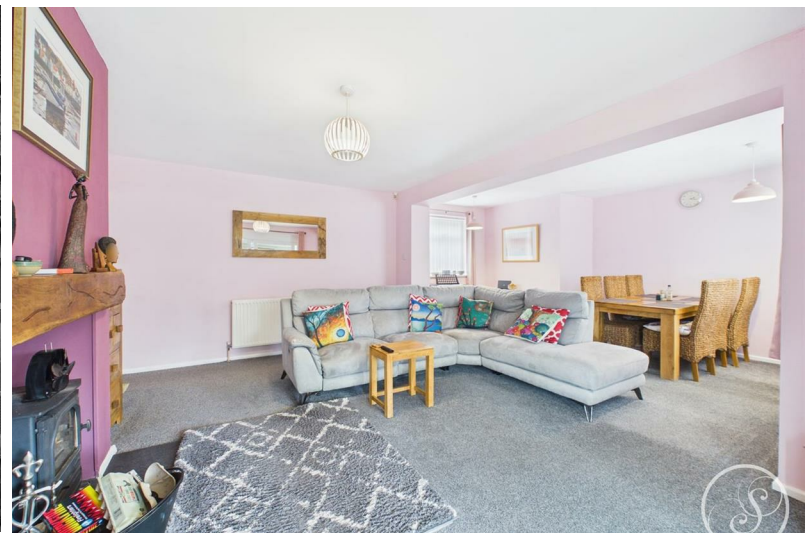
Stoneacre  
Properties



## Carr Manor Croft

Leeds, LS17 5DP

Offers Over £425,000



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## Entrance

The formal entrance to the front of the property leads into a front porch which continues onto the hallway. The hallway offers access throughout the property. Day to day the current owner uses the side entrance which again leads into a porch and then into the kitchen.

## Living Room

The heart of this wonderful property is this spacious living room. Ample space is offered for seating as well as a formal dining space. The log burner serves as a focal point of the room and gives this spacious room a cosy feel. Access is offered from the living room to the sunroom.

## Sunroom

An additional sitting room with French doors leading out to the garden.

## Kitchen

Modern kitchen is made up of dark grey handleless wall and base units providing plenty of storage and comprising integrated oven, and gas hob with extractor above, and space for slimline dishwasher, washing machine, tumble dryer and fridge/freezer. Side door leads out to the driveway.

## Bedroom 1

Large double bedroom benefits from a large bay window to the front elevation of the property and wall to wall fitted wardrobes.

## Bedroom 2

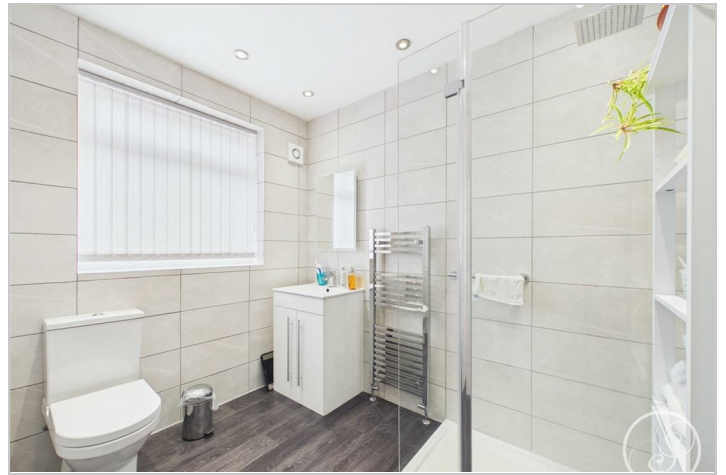
Second double bedroom with space for wardrobes.

## Bathroom

Modern tiled bathroom with walk in shower, toilet and sink.

## External

One of the stand out features of this property is the mature rear garden. Boasting two large patio areas and lawn, as well as mature borders it is a real oasis. To the front of the property is a large driveway for multiple cars, as well as a detached garage. The property also boasts further development potential (STP) given the size of the plot.



Road Map



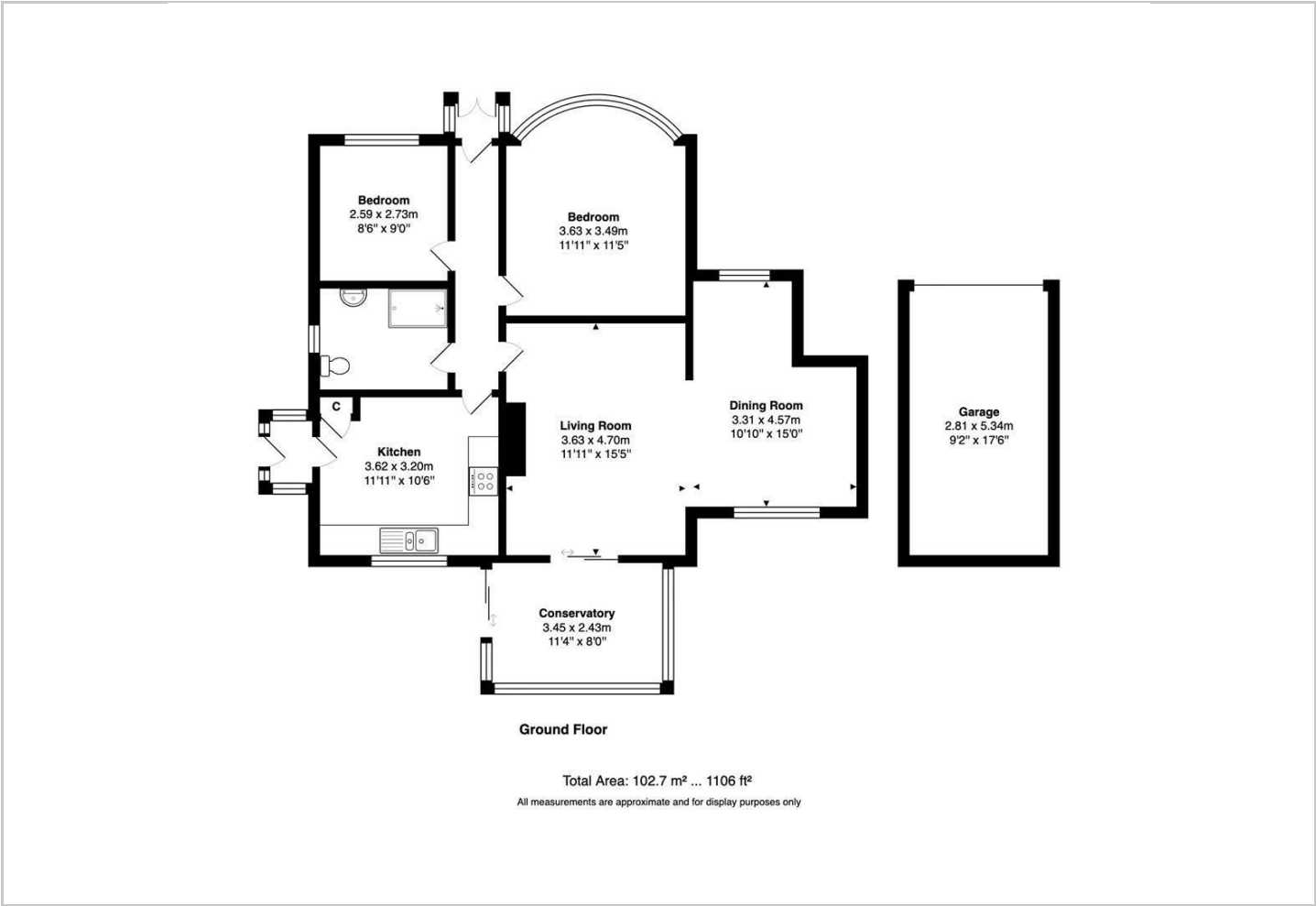
Hybrid Map



Terrain Map



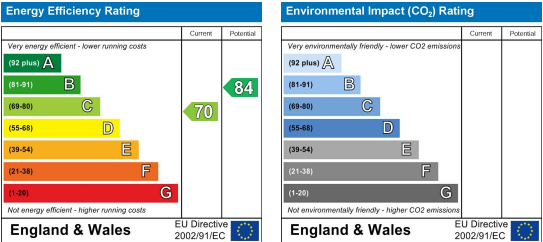
Floor Plan



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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