




**Stoneacre**  
Properties

184 Harrogate Road  
Chapel Allerton  
Leeds LS7 4NZ  
0113 237 0999  
info@stoneacreproperties.co.uk  
www.stoneacreproperties.co.uk



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**Plane Tree View, Alwoodley,  
LS17 8UE**

**Guide Price  
£500,000**

Our branch opening hours are:

Mon	09:00 - 18:00
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Stoneacre Properties, a leading Leeds Estate Agency, offer a one-stop property-shop serving North Leeds, East Leeds and beyond.

The prestigious offices in Chapel Allerton (North Leeds) and Whitkirk (East Leeds) provide residential sales and lettings, full property management services, all aspects of commercial property, legal services and in-house mortgage advice and financial planning.

We are also available for out of hours appointments.

\*\*\* OUTSTANDING FOUR BEDROOM DETACHED FAMILY HOME \*\*\*

Stoneacre Properties are privileged to offer for sale this fantastic family home, situated in a prime position in this quiet cul-de-sac in North Leeds. The property has been lovingly maintained and features extensive gardens, spacious driveway, double garage and well presented internal accommodation, briefly comprising; an inviting entrance hall, guest WC, generous living room leading to conservatory, separate fully fitted breakfast kitchen, and dining room to complete the ground floor. To the first floor are four good size bedrooms with the Master enjoying an en-suite bathroom and a further contemporary house shower room. The property further benefits from double glazing, gas central heating system, ample off street parking and a double garage. The property is in an excellent location in a well regarded neighbourhood, within just a few minutes walking distance of two Ofsted

- LS17 CUL-DE-SAC LOCATION
- SPACIOUS CORNER PLOT
- DETACHED FAMILY HOME
- 4 DOUBLE BEDROOMS
- BATHROOM, EN-

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## ENTRANCE HALL

Welcoming entrance hall with stairs to first floor landing, central heating radiator, access to WC.

## LOUNGE

Generous reception room with leaded double glazed window to front aspect, feature gas fire with surround, access to conservatory and kitchen.

## BREAKFAST KITCHEN

Featuring an extensive range of fitted wall and base units with complimentary worksurfaces and tiled splashback, inset 1.5 bowl sink, range of integrated appliances, cupboard housing central heating boiler, double glazed window, door to rear garden.

## DINING ROOM

Bright reception room with double glazed window to front aspect, central heating radiator, doors to entrance hall and kitchen.

## CONSERVATORY

Access to garden.

## DOWNSTAIRS WC

Tiled WC / wash hand basin unit.

## FIRST FLOOR LANDING

Loft access.

## MASTER BEDROOM

Spacious master bedroom having a range of fitted furniture including ample wardrobe space and built in dressing area, double glazed window to front aspect, central heating radiator, door to en-suite.

## EN-SUITE

Suite comprising bath, vanity wash hand basin, WC, frosted double glazed window.



## BEDROOM TWO

Double bedroom with double glazed window to front aspect, central heating radiator, large store cupboard.

## BEDROOM THREE

Double bedroom with double glazed window to rear aspect, central heating radiator, fitted over bed storage.

## BEDROOM FOUR

Double bedroom (currently used as office) with double glazed window to rear aspect, central heating radiator.

## SHOWER ROOM

Modern, fully tiled suite comprising large walk in shower cubicle, floating WC, vanity wash hand basin, frosted double glazed window.

## EXTERNAL

The property benefits from beautifully landscaped gardens, spacious driveway and double garage with electric remote controlled door.

