



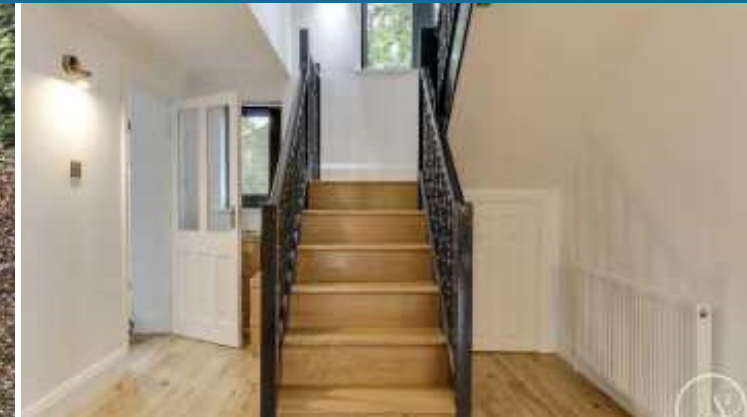
**Stoneacre**  
Properties

**NORTH LEEDS**

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379 Oakhurst Farm, Shadwell Lane, Leeds, LS17 8AH

Offers In The Region Of £775,000



## 379 Oakhurst Farm, Shadwell Lane, Leeds, LS17 8AH

- 4 BEDROOM DETACHED
- STONE BUILT PROPERTY
- 2 BATHROOMS & W/C
- NEWLY REFURBISHED
- SOUTH FACING GARDENS
- GARAGE AND DRIVEWAY
- PRIVATE COURTYARD
- EPC RATING D



**\*\* FOUR BEDROOM DETACHED, STONE BUILT PROPERTY IN NORTH LEEDS \*\***  
**\*\* WELCOME TO OAKHURST FARM \*\*** Stoneacre Properties are delighted to offer for sale as part of our 'Exclusive Collection' this beautiful stone built detached property, accessed via a private road leading from Shadwell Lane and offering spacious, tastefully presented accommodation over two floors. The property is located within an exclusive development of just six properties, situated in the heart of North Leeds, with excellent access to local schools, amenities and transport links to Leeds City Centre, along with nearby Harrogate, Wetherby, A1M and Leeds Bradford Airport. This individual family home briefly comprises; entrance porch, reception hall, cloakroom/wc, main reception room, open plan kitchen/dining room, utility room and second reception room/study. To the first floor, accessed via a generously proportioned landing, four bedrooms can be found with the master bedroom featuring an en-suite shower room and additionally a modern house bathroom. The property is approached via a private driveway and benefits from surrounding stone walled private gardens coupled with a huge driveway and double garage. Arrange a viewing to fully appreciate the many fine features of this individual dwelling.

### GROUND FLOOR ACCOMMODATION

#### Entrance Porch

An entrance door with frosted glazed panel, a double glazed window, feature large tiling, central heating radiator, a three angle spotlight and access to the loft (uninspected by Stoneacre Properties).

#### Hallway

Wood flooring, ceiling coving, wall light and access to the first floor accommodation via aesthetically modern stairs. Additionally, a double glazed window, a radiator and a generously proportioned under stairs storage cupboard.

#### Guest W.C.

Fully tiled featuring marble effect tiles, a low level w/c with push button flush, a three angle spotlight, extractor fan, a chrome heated towel radiator and a corner sink unit over pedestal.

#### Open Plan Kitchen / Dining

#### Kitchen

A stunning kitchen with gloss dark grey visually appealing wall and base units with quality feature work surfaces over and splash back tiling, a continuation of the wood flooring from the hallway, pull out bin facilities, integrated dishwasher, a double oven, wine racking, an electric hob with fitted extraction unit over, three angle spotlight, a tri-double glazed window, an instant hot water tap over a stainless steel sink, plumbing and space for a double American sized fridge/freezer, additional wall units and various storage space within the kitchen with pull-out units and a breakfast bar with matching work surface over.

#### Dining Room

Leading from the kitchen is the dining area with a continuation of the wood flooring, wall mounted spotlights, ceiling coving, two large double glazed windows, a radiator and door with inset glazing leading onto the lounge.

#### Main Reception Room

The main reception room features exposed stonework, double doors leading out onto the side of the property and gardens, four sets of double glazed windows (some with adjacent panelling), wall mounted spotlighting, two central heating radiators, wood flooring, original ceiling coving, a marble fireplace and hearth with inset fire and marble mantelpiece over and double doors leading through to the hallway

### Office / Second Reception Room

Ceiling coving, a three angle spotlight, matching wood flooring to the hallway and a gas central heating radiator.

### Utility Room

Matching wall and base units to the kitchen with matching work surfaces over, partially tiled walls over the work surfaces, a three-angle spotlight and matching wood flooring to the kitchen, a Bosch wall mounted combi boiler (hidden within a wall unit), a gas central heated radiator, an integrated washer/dryer unit, two sets of double glazed windows, an additional external door with adjacent double glazed window providing access to the rear of the property.

### FIRST FLOOR ACCOMMODATION

#### Landing

A generously sized landing area, two vertically expansive double glazed windows, a wall mounted spotlight and a three angled ceiling spotlight, wooden flooring, ceiling coving, door leading to generously sized storage cupboard and access to the loft (uninspected by Stoneacre Properties).

#### Master Bedroom

Wood flooring, large double glazed window, ceiling coving, a range of fitted wardrobes with mirrored fronts housing various shelving and hanging rails, two

wall mounted bedside spotlights and a gas central heated radiator.

#### En-Suite Shower Room

Featuring a fully tiled shower room with marble effect tiles, a frosted double glazed window, ceiling coving, a four angle spotlight, a low level wc with push-button flush, a chrome heated towel radiator, a wash hand basin over storage unit with white gloss fronts, a feature motion sensitive mirror over basin, a double shower cubicle with fitted tray and wall mounted shower and ceiling tropical effect shower head.

#### Bedroom Two

Wood flooring, ceiling coving, two sets of double glazed windows, gas central heated radiator and wall mounted bedside spotlights.

#### Bedroom Three

Wood flooring, a set of double glazed windows, ceiling coving, a four angle ceiling spotlighting, gas central heated radiator, fitted wardrobes with two with mirrored fronts, housing a range of hanging rails and shelving.

#### Bedroom Four

Wood flooring, ceiling coving, a set of double glazed windows, gas central heated radiator and four angle ceiling spotlights.

### House Bathroom

Featuring fully tiled walls and flooring in a marble effect tile, a set of frosted double glazed windows, ceiling coving, ceiling light fitting with six spotlights, a chrome heated towel radiator, a stunning feature freestanding bath with floor mounted shower tap and handheld shower attachment, a low level wc with push button flush, ceiling coving, a double sink unit with storage beneath with glazed fronts and inset drawers and double taps over, two motion sensitive wall mirrors with LED edging over, a double shower cubicle with wall mounted handheld shower and feature rainforest effect shower head over.

### EXTERNAL

#### Double Garage and Driveway

The property boasts an extensive paved driveway suitable for ample off-street parking leading to a detached double garage.

#### Gardens

The property features well-maintained, aesthetically pleasing gardens laid mainly to lawn with various planted borders and edgings planted with various shrubbery. Mature trees can be found within the land alongside feature stone walling.





Total Area: 171.8 m<sup>2</sup> ... 1849 ft<sup>2</sup>

All measurements are approximate and for display purposes only

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	68	77

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	71	80



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