



**Stoneacre**  
Properties

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Chapel Allerton  
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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs			
Very environmentally friendly - lower CO <sub>2</sub> emissions			
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

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Sun	By Appointment

We are also available for out of hours appointments.

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.



## Potternewton Lane, Chapel Allerton, LS7 3DR

**£380,000**

\*\*\* FANTASTIC DETACHED PROPERTY IN CHAPEL ALLERTON - NO ONWARD CHAIN \*\*\* Stoneacre Properties are delighted to offer for sale this superb detached home, having modern open-plan living accommodation and offered for sale with no onward chain. The property is neutrally decorated throughout with the accommodation briefly comprising; entrance hall, open plan dining-kitchen, lounge area and downstairs bathroom. The first floor features master bedroom with en-suite, second double bedroom and third single bedroom/home office. Externally the property has a gated driveway providing off street parking, along with a good sized rear garden which is mainly laid to lawn and having patio seating area and shed.

- DETACHED PROPERTY
- 3 BEDROOMS
- BATHROOM & EN-SUITE
- OFF STREET PARKING
- PRIVATE REAR GARDEN

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BUY SELL RENT MANAGEMENT FINANCE LEGAL

## ENTRANCE HALL

Having wooden entrance door, double glazed windows, central heating radiator.



## OPEN PLAN DINING-KITCHEN

Fantastic open plan reception space having dining area with log burner, access door to rear garden. The kitchen features a generous range of wall and base units, including fitted wine racks, and with granite effect worksurfaces and complementary tiled splashback, space/plumbing for freestanding appliances including fridge freezer, washing machine and dishwasher. Stairs to first floor.



## LOUNGE

Bright living space with large double glazed window, two central heating radiators.



## BATHROOM

Modern fully tiled suite comprising bath with shower over and screen, WC, vanity wash hand basin, frosted double glazed window, radiator.



## FIRST FLOOR LANDING

Access to three bedrooms, double glazed window, central heating radiator.

## BEDROOM ONE

Double bedroom having double glazed window, central heating radiator, door to en-suite.

## EN-SUITE

Modern en-suite shower room having corner shower cubicle, vanity wash hand basin, WC, double glazed window.

## BEDROOM TWO

Second double bedroom having double glazed window, central heating radiator.

## BEDROOM THREE

Single bedroom/home office with double glazed window, central heating radiator.

## EXTERNAL

The property has a gated driveway providing off street parking, along with a good sized rear garden which is mainly laid to lawn and having patio seating area and shed.

