




**Stoneacre**  
Properties

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## Swillington Lane, LS15 4LH

**£329,995**

Our branch opening hours are:

Mon	09:00 - 18:00
Tues	09:00 - 18:00
Weds	09:00 - 18:00
Thurs	09:00 - 18:00
Fri	09:00 - 18:00
Sat	10:00 - 17:00
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.

\*\*\*UNIQUE CHALET STYLE FAMILY SIZED HOME WITH PANORAMIC VIEWS\*\*\* Stoneacre Properties are delighted to be able to offer a beautifully presented and deceptively spacious semi detached chalet style property which can be found in this most sought after residential location. Houses on Swillington Lane do not come onto the market that often and are highly sought after due to the panoramic and open views to both the front and the rear. This fine family home is offered for sale in excellent decorative condition throughout and boasts versatile and well appointed accommodation. Features include a entrance porch, entrance hall, lounge, a luxury fitted kitchen/dining room, a conservatory, four bedrooms and three bathrooms. There is also a landscaped rear garden which backs directly onto fields, a garage and off street parking for multiple cars. Only an early internal viewing will help appreciate the many fine features that this superb

- EPC D
- SEMI DETACHED
- FOUR BEDROOMS
- THREE BATHROOMS
- SOUGHT AFTER LOCATION
- WELL PRESENTED
- OPEN VIEWS
- CONSERVATORY

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BUY SELL RENT MANAGEMENT FINANCE LEGAL

### Entrance Hall

Door to side. Tiled flooring. Double glazed window. Alarm panel.

### Entrance Hall

Timber door. Central heating radiator. Storage cupboard. Laminate flooring.

### Lounge

5.245 into bay x 3.788 (17'3" into bay x 12'5")

To the front is a double glazed bay window. Central heating radiator. Double doors that lead into kitchen/diner. Electric fire with marble surround.

### Kitchen/Diner

8.037 X 4.401 (26'5" X 14'5")

L Shaped kitchen/dining room featuring a range of luxury fitted wall and base units, sink, Rangemaster with cooker hood over. Plumbed for washing machine, integrated dishwasher and fridge/freezer. To the rear is a double glazed window, double doors leading onto lounge, central heating radiator, double glazed French door leading into conservatory.

### Conservatory

4.297 x 3.865 (14'1" x 12'8")

Wall mounted electric heater. French doors leading into garden.

### Bedroom Four/Office

4.481 x 2.550 (14'8" x 8'4")

To the front is two double glazed windows. Central heating radiator. Fitted wardrobes.

### Shower Room

Luxury suite comprising walk in shower cubicle, pedestal wash hand basin, low level WC, frosted double glazed window, chrome heated towel rail, base and wall units, tiled flooring, inset spotlights.

### First Floor Landing

### Bedroom One

4.376 x 2.933 max (14'4" x 9'7" max)

To the rear is a double glazed window. Built in wardrobe. Central heating radiator. Access to Ensuite.

### Ensuite

Fitted with a modern suite comprising walk in shower, vanity wash hand basin and wc. In addition there is modern tiling, ceiling spotlights and a double glazed window to the rear.

### Bedroom Two

3.778 x 2.656 (12'5" x 8'9")

Two Velux windows, central heating radiator.

### Bedroom Three

2.636 x 2.523 (8'8" x 8'3")

Velux window, central heating radiator.



### Bathroom

Luxury suite comprising panelled bath, pedestal wash hand basin, low level WC, chrome heated towel rail, frosted double glazed window, part tiling.

### External

A delightful landscaped rear garden laid mainly to lawn with paved patio area and outside electric sockets and tap. Backing directly onto open fields. To the front is a well maintained garden that is also laid to lawn. To the side is a spacious driveway that leads to a detached garage.

### Garage

Power, light and roller door.

