



Stoneacre
Properties

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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C		77	79
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

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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.



**Olive Yeates Way, Crossgates,
LS15 8FG**

£315,000

Stoneacre Properties are delighted to offer for sale this Bellway home built just a few years ago. This spacious four bedroom detached home sits in a sought after development close to all the local amenities that Crossgates and Colton has to offer. The property briefly comprises; entrance hall, dining room with French door opening to the rear garden, lounge, kitchen/diner and a guest WC to the ground floor. The first floor has four double bedrooms (one with en-suite shower facilities) and a family bathroom. Externally to the front is a small buffer garden with off-road parking leading to a a storage space with up and over door with power and light. The rear garden is enclosed and offers a lawned garden with patio.

- EPC C
- DETACHED
- FOUR BEDROOMS
- ENSUITE
- NHBC WARRANTY REMAINING
- REAR GARDEN

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Entrance Hall

To the front is a composite door. Alarm panel. Hive heating. Staircase rising to the first floor and access.

Kitchen/Diner

5.199 x 2.657 (17'1" x 8'9")

Fitted with a range of charcoal gloss wall and base units with work surfaces over. Having an eye level electric built-in oven and integrated appliances including a tall fridge/freezer, washer and dishwasher. There is a one and a half bowl stainless steel sink and drainer with mixer tap plus stainless steel gas hob with cooker hood and stainless steel splashback. There is space for a dining table. To the front is a boxed bay window.



Guest WC

Fitted with a pedestal hand wash basin and WC, central heating radiator and extractor fan.

Dining Room

4.719 x 3.199 (15'6" x 10'6")

A spacious and light dining room with French doors leading to the rear garden. Central heating radiators. Access to the lounge



Lounge

4.126 x 3.006 (13'7" x 9'11")

Leading from the dining room is this spacious additional living space. Central heating radiator.

First Floor Landing

Two built in storage cupboards.

Bedroom One

4.862 x 3.031 (15'11" x 9'11")

A spacious double bedroom with central heating radiator, a double-glazed window to the front and a door leading to Ensuite.



Ensuite

Part tiled. Including a wc, pedestal hand wash basin and fully tiled shower cubicle, a central heating radiator and double-glazed window to the rear elevation.



Bedroom Two

4.500 x 2.557 (14'9" x 8'5")

Spacious double bedroom with central heating radiator and a double-glazed window with views across the rear garden..



Bedroom Three

3.375 x 2.562 (11'1" x 8'5")

A double bedroom with central heating radiator and a double-glazed box bay window overlooking the front garden.

Bedroom Four

2.791 x 2.050 (9'2" x 6'9")

Double bedroom overlooking the rear aspect with central heating radiator and double-glazed window.

Bathroom

Fitted with a three piece suite in white, which comprises; panelled bath, pedestal hand wash basin and wc. There is modern tiling and a double-glazed window to the front elevation.

External

To the front of the property is a low maintenance buffer garden with off-road parking which in turn leads to a storage area with up and over door, power and light. The rear garden is a good size and is fully enclosed, ideal for pets or children and has exterior lighting, water supply and electrical socket to the front and rear. Also to the rear is a Dove Grey Limestone patio.

