Stoneacre Properties







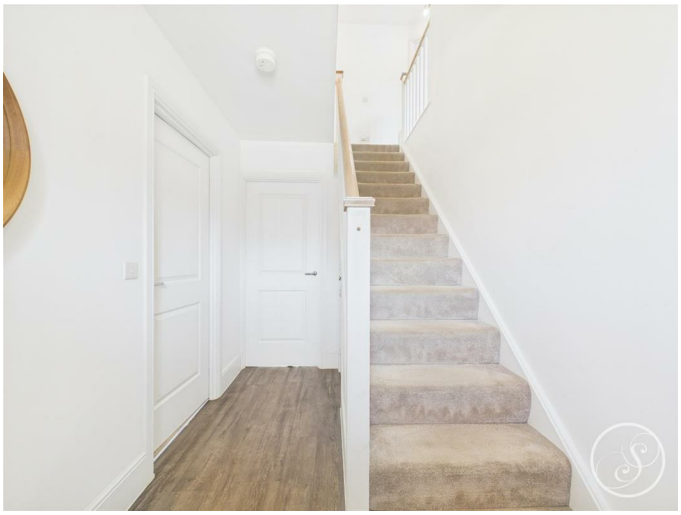


## Hardwick Way, Leeds, LS15 8NY

## £475,000

Offered to the market is this stunning three bedroom detached house located on Hardwick Way, Leeds. The property is situated in a sought after location close to all local amenities including The Springs a shopping and entertainment complex, schools and transport links. The property brifley comprises of: entrance hallway, lounge, kitchen/diner, utility, guest w.c, first floor landing, three double bedrooms all with en suites. Externally the property benefits from front and rear garden with grass laid to lawn. Driveway to the front elevation providing off street parking. Spacious garage with power and lights. This beautiful property is not one to be missed to make this house your home please contact the office today to arrange your viewing.

## ENTRANCE HALL WAY



Door to the front elevation. Central heating radiator. Undertstair storage cupboard. Stairs leading to first floor landing.

## LOUNGE





Double glazed window to the front elevation. Central heating radiator.

## KITCHEN/DINER








Range of wall and base units. Integrated oven with gas hob and extractor fan above. Integrated fridge/freezer. Integrated dishwasher. Sink and drainer. Storage cupboard. Space for dining table and chairs. Central heating radiator. French doors leading to the rear garden. Door off leading to utility.

## UTILITY



Base unit. Plumbing for washing machine and dryer. Central heating radiator. Door leading to the rear garden. Door off leading to guest w.c.

## GUEST W.C



Double glazed frosted window to the side elevation. Low flush w.c. Wash hand basin. Central heating radiator.

## FIRST FLOOR LANDING

Loft access. Storage cupboards. Central heating radiator.

## BEDROOM ONE



Double glazed window to the front elevation. Central heating radiator. Walk in wardrobe space for clothes and storage. Door off leading to en suite.

## EN SUITE

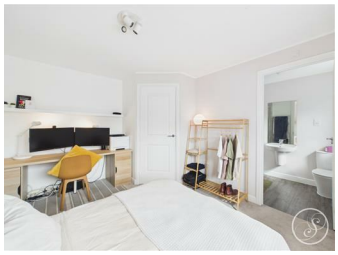




Double glazed frosted window to the rear elevation. Bath. Low flush w.c. Wash hand basin. Walk in shower. Heated towel rail. Extractor fan.

## BEDROOM TWO





Double glazed window to the rear elevation. Central heating radiator. Door off leading to en suite.

## EN SUITE

Double glazed frosted window to the rear elevation. Low flush w.c. Wash hand basin. Shower cubicle. Heated towel rail.

## BEDROOM THREE



Double glazed window to the front elevation. Central heating radiator. Door off leading to en suite.

## EN SUITE



Double glazed frosted window to the front elevation. Low flush w.c. Wash hand basin. Shower cubicle. Heated towel rail.

## GARAGE

Large space for stoage. Power and lights. EV charger point.

## EXTERNAL



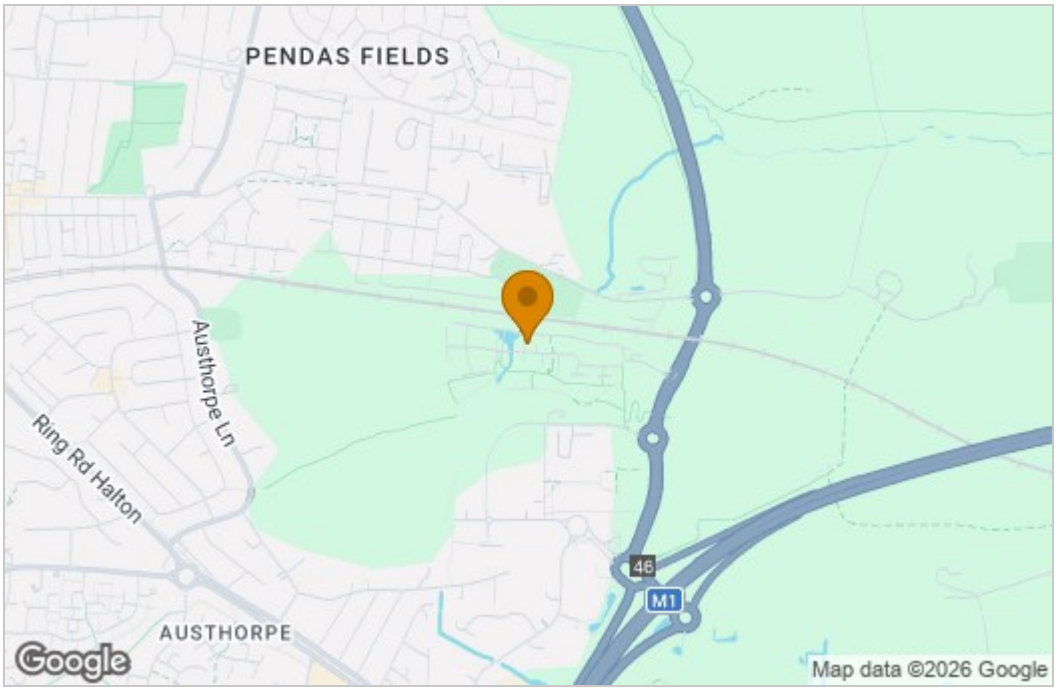


Front garden with grass laid to lawn. Driveway to the front elevation providing off street parking. Enclosed rear garden with grass laid to lawn. Solar panels.

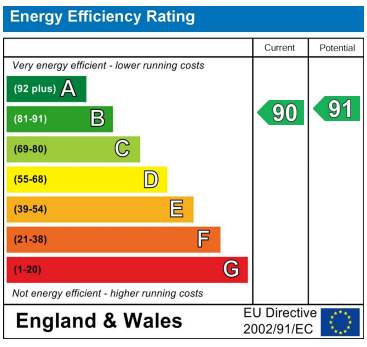
## Floor Plan

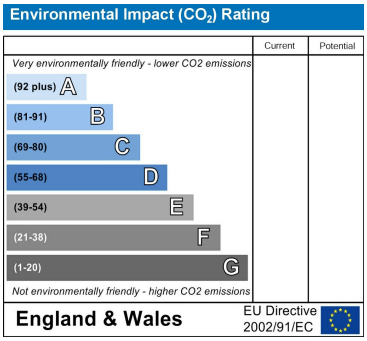



## Area Map




## Energy Efficiency Graph




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