Stoneacre Properties









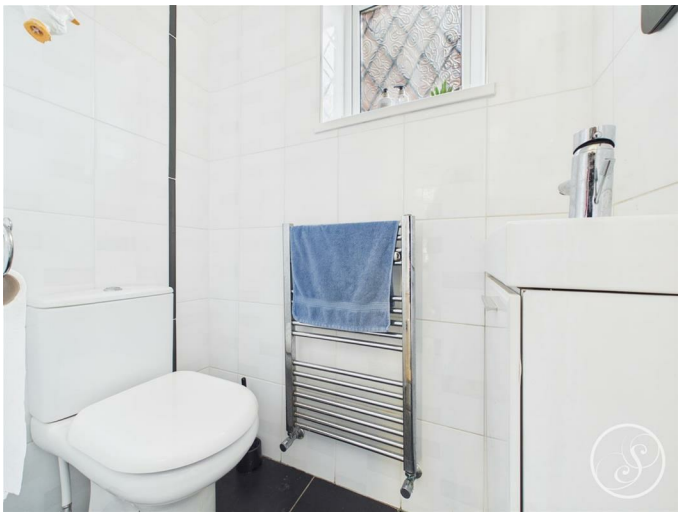
## Spur Drive, Leeds, LS15 8UD

**£395,000**

Offered for sale is this spacious four bedroom detached family home. The property is located in a popular cul-de-sac with may local amenities close by. Comprising: entrance, guest wc, large kitchen, dining room, lounge, conservatory, four bedrooms and a family bathroom. Externally the property benefits from gardens to the front and rear. To the side is a driveway that leads to a garage. Viewings are highly recommended.

## Entrance
Staircase leading to the first floor. External door to front aspect.

## Guest WC



Guest W/C with washing hand basin and heated towel rail, window to the side.

## Lounge




To the front is a double glazed window. Central heating radiator.

## Kitchen







Fitted with a large range of wall and base units, complemented by integrated appliances. A modern breakfast bar offers a great dining space. A rear door provides direct access to the garden, while windows to the side and rear flood the room with natural light, making it a vibrant and airy space ideal for cooking and entertaining.

## Dining Room



To the rear is a double glazed window that provides views of the garden. Central heating radiator. Access into conservatory.

## Conservatory



This spacious conservatory features sliding patio doors that open directly onto the rear garden. The conservatory is finished with tiled flooring throughout, offering both style and practicality. A perfect spot to unwind or entertain.

## Bedroom One




To the front is a double glazed window. Central heating radiator. Built in wardrobes.

## Bedroom Two




To the front is a double glazed window. Central heating radiator. Fitted wardrobes.

## Bedroom Three



To the rear is a double glazed window. Central heating radiator.

## Bedroom Four



To the rear is a double glazed window. Central heating radiator.

## Bathroom



Bathroom incorporating a three piece suite; bath with shower facilities, wash hand basin within integrated storage unit, W/C, window to the rear, tiled walls.

## External



To the front is a garden that is mainly laid to lawn with a driveway to the side that leads to the garage. To the rear is a lovely garden that is great for entertaining. It is mainly laid to lawn with patio areas.

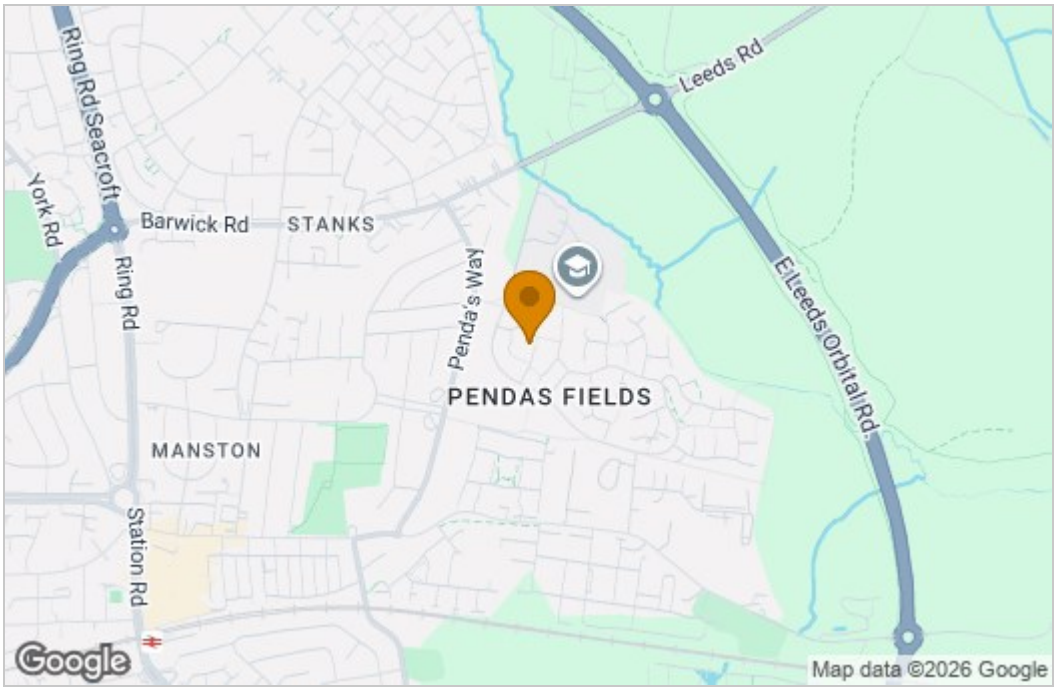
## Garage

This well-equipped garage, featuring full electrical connectivity with power outlets and overhead lighting, making it ideal for vehicle storage or a workshop.

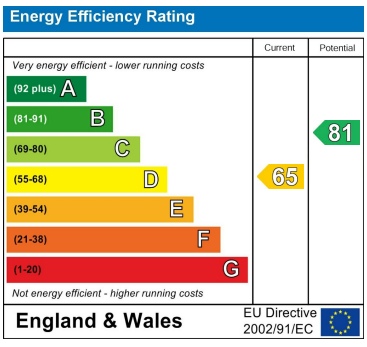
## Floor Plan

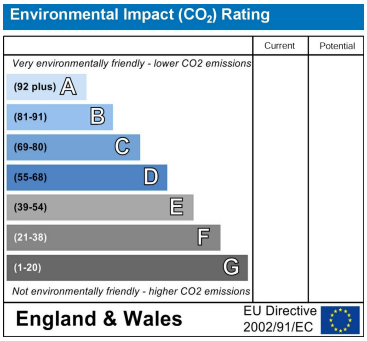



## Area Map




## Energy Efficiency Graph




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