Stoneacre Properties



Stainbeck Lane

Leeds, LS7 3PJ

Offers Over £400,000

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Nestled in the heart of Chapel Allerton, this well-presented three-bedroom detached home on Stainbeck Lane offers a perfect blend of comfort and convenience. The property boasts a spacious through lounge diner, which is beautifully illuminated by natural light, creating an inviting atmosphere for both relaxation and entertaining.

The home features three generously sized bedrooms, providing ample space for families or those seeking extra room for guests or a home office. The layout is thoughtfully designed to maximise both space and functionality, making it an ideal choice for modern living.

Outside, the property is complemented by a large driveway and a garage, ensuring plenty of parking for residents and visitors alike. The rear garden presents a delightful outdoor space, perfect for enjoying sunny days or hosting gatherings with family and friends.

Positioned in one of the most central locations in Chapel Allerton, this home is conveniently close to local amenities including independent shops, bar and restaurants, as well as, parks, and excellent transport links, making it an attractive option for those looking to enjoy the vibrant community that this area has to offer.

In summary, this charming detached house is a wonderful opportunity for anyone seeking a comfortable and stylish home in a prime location.

Entrance

Entering the property you are welcomed into the spacious entrance hallway which offers access to the kitchen and through to the lounge/diner.

Lounge/Diner

This spacious open plan living space is flooded with natural light thanks to the windows to the front elevation and French doors to the rear. The room is finished with wooden flooring that runs through from the hallway and offers a formal dining space as well as ample room for seating. French doors lead out to the rear garden. This is the ideal room for hosting and socialising with friends and family.

Kitchen

Fitted kitchen provides plenty of storage space and is complete with integrated oven, gas hob with extractor above, dishwasher, sink with drainer and space for washing machine and fridge/freezer. Side door leads out to the driveway and garage.

Bedroom 1

The first of two large double bedrooms finished with wooden flooring. The room comfortably accommodates a double/king size bed alongside wardrobes and other bedroom furniture.

Bedroom 2

Second spacious double bedroom finished with wooden flooring. This bedroom overlooks the rear garden.

Bedroom 3

Third bedroom is generous in size and currently houses a small double bed with space for drawers/shelving. This room is also ideal as a home office.

Bathroom
Tiled bathroom comprising shower over bath, and vanity sink unit. Separate w/c.

External
To the front of the property is large paved driveway with manual metal gates. The driveway can accommodate multiple cars and leads down the side of the house. To the rear you will find a detached garage with double doors and an enclosed, lawned garden.













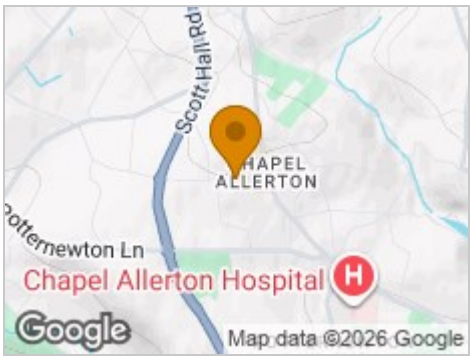
Road Map



Hybrid Map



Terrain Map



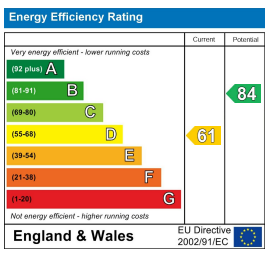
Floor Plan

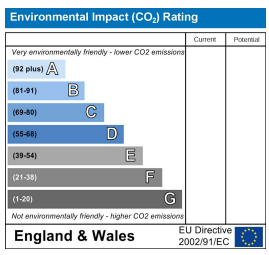


Viewing

Please contact our Chapel Allerton Sales Office on 0113 237 0999 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph





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