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**2 Stoneleigh Way, Leeds, West Yorkshire, LS17 8FL**  
Council Tax Band: G | Energy Rating: C  
Asking Price £795,000

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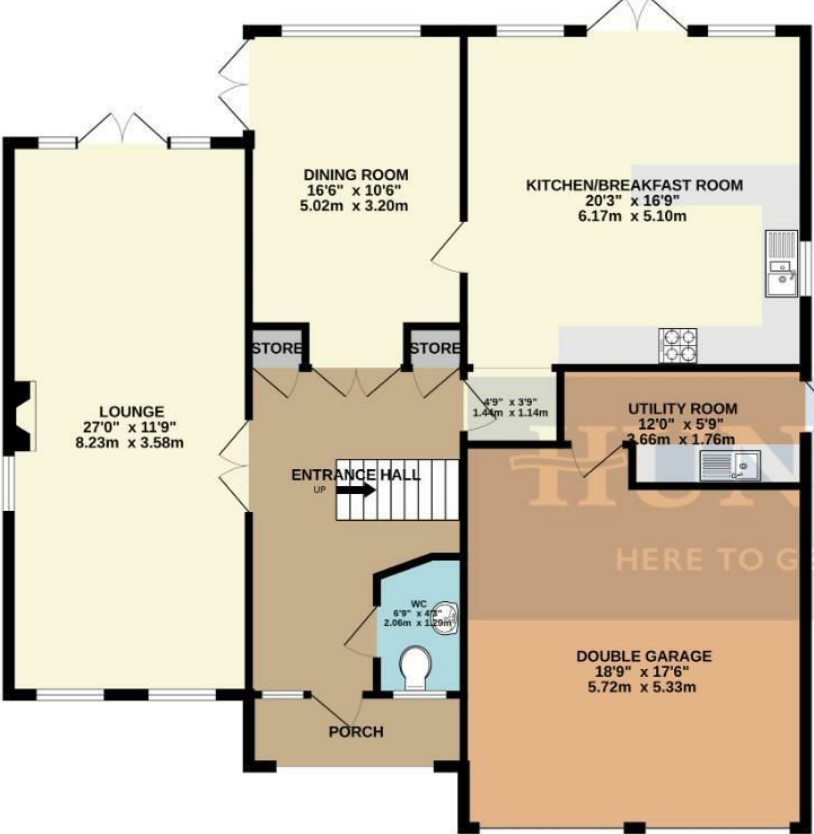
EXCELLENT DETACHED FAMILY HOME – SIX BEDROOMS AND THREE BATHROOMS – DOWNSTAIRS W/C AND UTILITY ROOM – GARDENS TO THE FRONT AND REAR – DRIVEWAY AND ATTACHED DOUBLE GARAGE – ENORMOUS POTENTIAL FOR LOFT CONVERSION – THREE RECEPTION ROOMS – FABULOUS OPEN HALLWAY AND LANDING AREA – CUL-DE-SAC LOCATION – NO CHAIN

A rare chain free opportunity and superb family home, this six bedroom, three bathroom detached house has enormous potential to extend into the loft subject to the appropriate planning permissions. Located at the end of a quiet cul-de-sac on the always popular Stoneleigh development, the property is ideally located between, Alwoodley, Slaid Hill, Roundhay and Moortown, with its good and outstanding primary and secondary schools, shops, restaurants, cafes, parks, transport links, pubs and bars among many great amenities close by. There are gardens to the front and rear of the house, a double integral garage and driveway externally. Internally, it briefly comprises; open porch, entrance hall, downstairs w/c, lounge, dining room, kitchen breakfast room and utility room on the ground floor. On the first floor is a master ensuite bedroom with a walk in wardrobe, further double bedroom with an ensuite shower room, landing, airing cupboard, house bathroom and four further bedrooms. Energy Rating - C

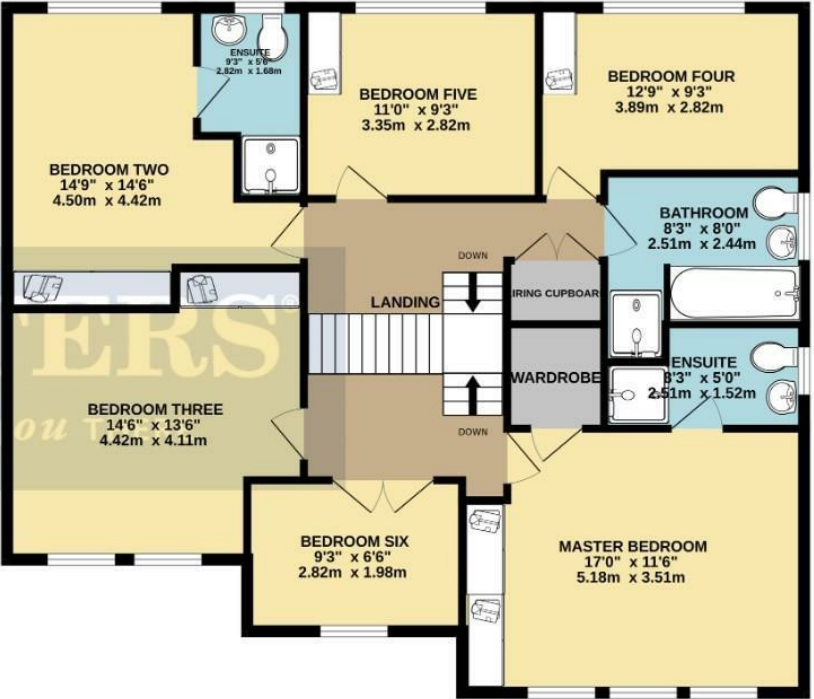
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GROUND FLOOR  
1350 sq.ft. (125.4 sq.m.) approx.



1ST FLOOR  
1200 sq.ft. (111.5 sq.m.) approx.



STONELEIGH WAY, LEEDS, WEST YORKSHIRE, LS17 8FL

TOTAL FLOOR AREA : 2550 sq.ft. (236.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	72	80
EU Directive 2002/91/EC		
England & Wales		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
EU Directive 2002/91/EC		
England & Wales		

**Open Porch**  
10'6" (max) - 3'6" (max)

**Entrance Hall**  
16'0" (max) - 10'6" (max)  
Radiator, parquet style floor and stairs to the upper level.

**Store Room**  
2'9" (max) - 2'0" (max)

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**Downstairs W/C**  
6'9" (max) - 4'3" (max)  
Wash hand basin, radiator and w/c.

**Lounge**  
27'0" (max) - 11'9" (max)  
Tiled floor, radiators, gas fire with surround and double doors to the rear gardens.

**Dining Room**  
16'6" (max) - 10'6" (max)  
Double doors to the rear gardens, radiator, parquet style flooring and double doors that open to the entrance hall.

**Kitchen Breakfast Room**  
20'3" (max) - 16'9" (max)  
Stainless steel sink with drainer, gas hob with extractor over, double fan oven, under counter fridge, under counter freezer, tiled floor, tiled splash back, radiator, double doors to the rear gardens and a range of wall and base units.

**Utility Room**  
12'0" (max) - 5'9" (max)  
Filed floor, tiled splash back, stainless steel sink with drainer, boiler, radiator, plumbing for washing machine and dryer, door to the side of the house and door to the garage.

**Landing**  
15'6" (max) - 14'6" (max)  
Split level staircase and landing, radiator and loft access.

**Airing Cupboard**  
4'9" (max) - 3'0" (max)  
Housing the hot water tank.

**Master Bedroom**  
17'0" (max) - 11'6" (max)  
Radiator and built in wardrobes.

**Ensuite**  
8'3" (max) - 5'0" (max)  
Half tiled walls, shower cubicle with glass enclosure, radiator, wash hand basin and w/c.

**Walk in Wardrobe**  
5'0" (max) - 4'9" (max)  
With built in storage.

**Bedroom Two**  
14'9" (max) - 14'6" (max)  
Radiator and built in wardrobes.

**Ensuite**  
9'3" (max) - 5'6" (max)  
Half tiled walls, shower cubicle with glass enclosure, radiator, wash hand basin and w/c.

**Bedroom Three**  
14'6" (max) - 13'6" (max)  
Radiator and built in wardrobes.

**Bedroom Four**  
12'9" (max) - 9'3" (max)  
Radiator and built in wardrobes.

**Bedroom Five**  
11'0" (max) - 9'3" (max)  
Radiator and built in wardrobes.

**Bedroom Six**  
9'3" (max) - 6'6" (max)  
Radiator.

**House Bathroom**  
8'3" (max) - 8'0" (max)  
Half tiled walls, panel bath, tiled shower cubicle with glass enclosure, wash hand basin, radiator and w/c.

**Front Gardens**  
Grassed lawns and walkway to the front door and to the side of the house.

**Driveway**  
With parking for at least two vehicles.

**Double Integral Garage**  
18'9" (max) - 17'6" (max)  
Individual electric up and over garage doors, power and lights.

**Rear Gardens**  
Grassed lawns, patio area and walkway down the side of the house to the front.

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These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer of any financial product or service. The energy efficiency rating is based on the energy performance of the property and does not take into account the energy efficiency of any services or appliances (including central heating if fitted) referred to in these particulars and the purchaser is advised to satisfy themselves as to the working order and condition of the property is undisturbed at any time there may be reconnection charges for any services or appliances that are off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

England & WalesEU Directive 2002/91/EC



