



Stoneacre
Properties

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Chapel Allerton
Leeds LS7 4NZ
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		88
(69-80)	C	70	
(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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These details believe to be correct at the time of compilation, but may be subject to subsequent amendment.

Nettleton Court, LS15 9AW

£170,000

Our branch opening hours are:

Mon	09:00 - 18:00
Tues	09:00 - 18:00
Weds	09:00 - 18:00
Thurs	09:00 - 18:00
Fri	09:00 - 18:00
Sat	10:00 - 17:00
Sun	By Appointment

We are also available for out of hours appointments.

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.

Stoneacre properties are delighted to present this three bedroom through terrace property, which is going to attract a number of buyers due to its popular location.

The accommodation briefly comprises: open plan lounge/kitchen and dining space. To the first floor there are Three bedroom and the house bathroom. Externally the property benefits from gardens to front and rear. LS15 is a popular and very convenient location situated to the East of Leeds. Offering many local attractions & amenities including Temple Newsam Park, There is also a good selection of primary and high schools in the area within easy access. Internal viewing is strongly recommended to fully appreciate all this property has to offer.

- EPC C
- MID THROUGH TERRACE
- OPEN PLAN LIVING
- WELL PRESENTED
- THREE BEDROOMS
- SOUGHT AFTER LOCATION
- GARDENS FRONT

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BUY SELL RENT MANAGEMENT FINANCE LEGAL

Ground Floor

Kitchen

3.315 x 2.072 (10'10" x 6'9")

Open plan modern fitted kitchen with a range of wall and base units with work surfaces over incorporating a one and a half bowl sink and drainer unit. Gas oven and hob with cooker hood over. Plumbing for automatic washing machine. Integrated fridge and freezer. Cupboard housing central heating boiler. Tiling. Door and window to rear.



Lounge/Dining Area

7.052 x 5.114 (23'2" x 16'9")

Open plan spacious room with ample natural light. Double glazed window to front and rear. Two central heating radiators. Staircase. Under stairs storage cupboard. Door to front.



First Floor Landing

Loft access.

Bedroom One

3.411 x 3.212 (11'2" x 10'6")

Double glazed window to front. Central heating radiator. Built in wardrobe.



Bedroom Two

3.221 x 2.972 (10'7" x 9'9")

Double glazed window to rear. Central heating radiator. Built in wardrobes.



Bedroom Three

2.473 x 1.822 (8'1" x 6'0")

Double glazed window to front. Central heating radiator. Bulkhead.



Bathroom

Fitted with a modern white suite comprising bath with shower over, vanity wash hand basin and w.c. In addition there is a heated towel rail, modern tiling and a double glazed window to front.



External

To the front is a well maintained garden that is mainly laid to lawn with a path leading to front door. To the rear is a low maintenance garden with timber shed.

