



Stoneacre
Properties

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	76	78
(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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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.

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BUY SELL RENT MANAGEMENT FINANCE LEGAL

Pennwell Garth, LS14 5NZ

£254,950

Stoneacre Properties are delighted to offer for sale this unique three bedroom detached family home. The property offers spacious accommodation and is located in a popular area close to local schools and transport links. This lovely family home is well presented throughout and comprises: entrance hall, guest wc, kitchen/diner, lounge with patio door leading out to rear garden, three bedrooms, ensuite to master bedroom and bathroom. Externally the property benefits from a low maintenance garden and a garage. Viewings are highly recommended.

- EPC C
- DETACHED
- THREE BEDROOMS
- KITCHEN/DINER
- GUEST WC
- WELL PRESENTED
- ENSUITE
- GARAGE

Entrance Hall

To the front is an external door. Push open built in under stairs storage. Central heating radiator.

Lounge

To the front is a double glazed window. Two central heating radiators. TV point. Patio door leading into garden.

Kitchen/Diner

Fitted with a range of wall and base units with work surfaces over incorporating a larger than average sink and drainer unit. Double electric oven, four ring gas hob with cooker hood over. Space for fridge/freezer. Integrated dish washer and washing machine. Central heating radiator. Cupboard housing central heating boiler. Two double glazed windows to side and one double glazed window to front.

Guest WC

Fitted with a wc and wash hand basin. In addition there is a central heating radiator.

First Floor Landing

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

Bedroom One

To the front and side is a double glazed window. Two central heating radiators and heated towel rail. Fitted wardrobes.

Ensuite

Fitted with a shower cubical, wash hand basin and wc. In addition there is a central heating radiator and a double glazed window to side.

Bedroom Two

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

Bedroom Three

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

Bathroom

Fitted with a bath with shower over. Wash hand basin and wc. In addition there is a double glazed window to front, central heating radiator and part tiling.

External

To the side is a lovely low maintenance garden that is paved with an Astro turf area. To the other side side of the property is an additional paved area.

Garage

Power, light, up and over door.





