



Stoneacre
Properties

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Alan Crescent, Leeds, LS15 0JA

£219,950

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BUY SELL RENT MANAGEMENT FINANCE LEGAL

LARGER THAN AVERAGE FAMILY SIZED HOUSE IN READY TO MOVE INTO CONDITION ***PLANNING PERMISSION GRANTED FOR A FURTHER EXTENSION*** Stoneacre Properties are delighted to be able to offer for sale a beautifully presented and larger than average semi detached house, which can be found in this most popular and sought after residential road. Alan Crescent is ideally placed for all local amenities as well as being close to the wide open spaces of Temple Newsam. The house is offered for sale in literally ready to move into condition and the vendors have advised us that planning permission was granted in 2017 for a further ground floor extension (plans available upon request). The accommodation comprises of an entrance hall, lounge, dining room, luxury extended kitchen, three good sized bedrooms, bathroom, separate WC, large rear garden and a garage with off street parking. In our opinion, this house has been realistically priced to attract a lot of interest and early internal viewings are strongly advised.

- RATING E
- LARGE FAMILY HOUSE
- PLANNING PERMISSION
- ENTRANCE HALL
- LOUNGE
- DINING ROOM
- EXTENDED KITCHEN

GROUND FLOOR

ENTRANCE HALL

Laminated wood strip flooring, under stairs storage cupboard, radiator, stairs leading to the first floor accommodation.

LOUNGE

5.740 x 3.379 (18'10" x 11'1")

Double glazed window, low voltage inset spotlights, feature electric fireplace, radiator, folding doors leading onto the dining room.

DINING ROOM

2.938 x 2.774 (9'8" x 9'1")

Double glazed window, laminated wood strip flooring, radiator.

EXTENDED KITCHEN

4.323 x 2.741 (14'2" x 9'0")

Range of luxury fitted wall and base units with a smart tiled splash, stainless steel sink unit, built in double oven and four ring electric hob with extractor hood over, integrated dishwasher, integrated fridge/freezer, plumbed for a washing machine, space for a tumble dryer, radiator, low voltage inset spotlights, two double glazed windows, double glazed door leading to the outside, tiled flooring.

FIRST FLOOR

At the first floor landing there is access to a good sized loft which is boarded and insulated. This loft space could be converted into further living accommodation if required and subject to normal planning consents.

BEDROOM ONE

4.365 x 3.391 (14'4" x 11'1")

Fitted wardrobes, double glazed window, radiator, low voltage inset spotlights.

BEDROOM TWO

4.160 x 3.145 (13'8" x 10'4")

Double glazed window, radiator, low voltage inset spotlights.

BEDROOM THREE

3.020 x 2.080 (9'11" x 6'10")

Double glazed window, radiator.

BATHROOM

Suite comprising of a panelled bath with a shower attachment and shower screen, pedestal wash hand basin, low level WC, chrome heated towel rail, frosted double glazed window, linen cupboard, tiled flooring.

SEPARATE WC

Low level WC, frosted double glazed window, tiled flooring.

EXTERIOR



GARDEN

A good sized two tiered rear garden which is laid mainly to lawn with a patio area.

GARAGE

Detached at side with off street parking.



