



Stoneacre
Properties

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Valley Drive, Leeds, LS15 7ES

£189,950

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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.

*****STYLISH SEMI DETACHED HOUSE IN A CUL-DE-SAC LOCATION***** Located in the quiet backwaters of Halton, yet close to all amenities at Crossgates, Whitkirk and Halton itself, Stoneacre Properties are delighted to be able to offer for sale an extremely well presented and well appointed semi detached house. The house is offered for sale in very good decorative condition and comprises of an open plan entrance hall, a delightful lounge, kitchen/dining room, three bedrooms and a luxury bathroom/WC. There is also a good sized rear garden which is adjacent to a wooded area and off street parking. This fine family home really does have kerb appeal and early internal viewings are strongly advised to avoid disappointment.

- EPC RATING D
- CUL-DE-SAC POSITION
- READY TO MOVE INTO
- LOUNGE
- KITCHEN/DINING ROOM
- 3 BEDROOMS

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BUY SELL RENT MANAGEMENT FINANCE LEGAL

GROUND FLOOR

ENTRANCE HALL

An open plan entrance hall leading onto the kitchen/dining room, stairs to the first floor accommodation.

LOUNGE

4.263 x 3.495 (14'0" x 11'6")

Two double glazed windows, radiator, wall mounted feature electric fireplace.



KITCHEN/DINING ROOM

5.046 x 3.436 (16'7" x 11'3")

Range of luxury fitted wall and base units with LED lighting set into the base of the units, stainless steel sink unit, gas cooker point with an extractor hood over, breakfast bar, deep storage cupboard, space for a fridge/freezer, three double glazed windows, radiator, door leading to the garden.



FIRST FLOOR

BEDROOM ONE

3.993 x 3.505 (13'1" x 11'6")

Double glazed window, radiator.

BEDROOM TWO

3.341 x 2.545 (10'11" x 8'4")

Double glazed window, radiator.

BEDROOM THREE

2.744 x 2.178 (9'0" x 7'2")

Double glazed window, radiator.

BATHROOM/WC

2.331 x 1.675 (7'8" x 5'6")

Luxury suite comprising of a tiled bath with a wall mounted electric shower unit, pedestal wash hand basin, low level WC, radiator, part tiled walls, frosted double glazed window.



EXTERIOR

GARDEN

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

PARKING

Off street parking to the front of the house.





