



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			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		55	82
		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100) 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			
England & Wales		51	82
		EU Directive 2002/91/EC	

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Sun By Appointment

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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, 1 Colton Road, Whitkirk, Leeds, LS15 9AA  
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The Property Ombudsman

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Valley Drive, Halton, Leeds, LS15 7ES

Guide Price

£179,950 to £184,950

\*\*\*PRICE REDUCED FOR A QUICK SALE\*\*\* \*\*\*GUIDE PRICE OF OFFERS BETWEEN £179,950 AND £184,950\*\*\* \*\*\*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 boast 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



**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.





