



Stoneacre
Properties

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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(92-100) A</p> <p>(81-91) B</p> <p>(65-80) C</p> <p>(55-64) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p>			
	83		82
	57		53
<p>Very environmentally friendly - lower CO₂ emissions</p> <p>(92-100) A</p> <p>(81-91) B</p> <p>(65-80) C</p> <p>(55-64) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not environmentally friendly - higher CO₂ emissions</p>			
<p>England & Wales</p> <p>EU Directive 2002/91/EC</p>		<p>England & Wales</p> <p>EU Directive 2002/91/EC</p>	



Primrose Crescent, LS15 7QP

£275,000

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These details believe to be correct at the time of compilation, but may be subject to subsequent amendment.

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.

SUPERB FAMILY HOME WITH REAL KERB APPEAL Stoneacre Properties are delighted to be able to offer for sale an extremely well presented semi detached family sized home which can be found in this most pleasant and sought after residential location. The property occupies a bold position and boasts real kerb appeal. Internally, the property is offered for sale in very good decorative condition throughout and features well appointed rooms. Ideally placed for all local amenities at Halton, Temple Newsam and Crossgates, the accommodation comprises of an entrance hall, a delightful lounge, dining kitchen, conservatory, three bedrooms, loft space and a bathroom/WC. There is also a garage and gardens to front and rear. Early internal viewings are strongly advised as we do not expect this property to be available for long.

- EPC D
- WELL PRESENTED
- SEMI DETACHED
- THREE BEDROOMS
- LOFT SPACE
- DINING KITCHEN
- CONSERVATORY
- GARAGE

Stoneacre Properties 184 Harrogate Road Chapel Allerton Leeds LS7 4NZ
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BUY SELL RENT MANAGEMENT FINANCE LEGAL

Entrance Hall

Door to front. Central heating radiator.

Lounge

3.470 plus bay x 3.126 max (11'5" plus bay x 10'3" max)

To the front is a double glazed bay window. Central heating radiator and feature gas fire.

Kitchen/Diner

5.127 x 3.341 (16'10" x 10'11")

Fitted kitchen with a range of modern wall and base units with Quartz work surfaces over incorporating a stainless steel sink and drainer unit. Electric oven. Integrated microwave with warming tray. Integrated dishwasher, washing machine, tall fridge and freezer. Five ring electric hob with cooker hood over. Breakfast area. Modern central heating radiator. Double glazed window to rear. Door leading into conservatory. Door to side. Additional storage cupboard.

Conservatory

5.316 x 3.394 (17'5" x 11'1")

Tiled flooring. Door leading to rear garden.

First Floor Landing

Double glazed window to side. Storage cupboard.

Bedroom One

3.457 plus bay x 3.012 into robes (11'4" plus bay x 9'11" into robes)

To the front is a double glazed window. Central heating radiator. Fitted wardrobes to one wall.

Bedroom Two

3.187 max x 3.427 (10'6" max x 11'3")

To the rear is a double glazed window. Central heating radiator. Built in storage cupboard.

Dressing Room

2.014 x 1.829 (6'7" x 6'0")

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

Second Floor

Loft Space

5.139 max x 4.825 max (16'10" max x 15'10" max)

To the rear and side is a double glazed window. Eaves storage.

External

To the front is a garden with driveway to the side leading to a detached garage. To the rear is a lawned garden with a decked patio area.

Garage

Power, light up and over door.

