



Stoneacre
COMMERCIAL

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£250,000

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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.

***** FANTASTIC HOME IN A SOUGHT AFTER CUL-DE-SAC *****

Set towards the end of a pleasant residential cul-de-sac in the quiet backwaters of Whitkirk, yet still close enough to all local amenities, Stoneacre Properties are delighted to be able to offer for sale a well presented semi-detached family sized home. The property is offered for sale in good decorative condition throughout and features spacious and well appointed rooms. At the ground floor level there is a spacious and inviting entrance hall, a lounge, dining room and a fitted kitchen. At the first floor, there are three bedrooms and a spacious modern bathroom. There is also a detached garage with ample off street parking as well as a split level rear garden. Early internal viewings are strongly advised so as to avoid disappointment.

- EPC D
- SEMI DETACHED
- POPULAR LOCATION
- THREE BEDROOMS
- TWO RECEPTION ROOMS
- WELL PRESENTED
- GARAGE

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BUY SELL RENT MANAGEMENT FINANCE LEGAL

Entrance Hall

To the front is an external door. Central heating radiator. Under stairs storage cupboard. Staircase leading to first floor.

Lounge

4.114 x 3.659 (13'6" x 12'0")

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

Dining Room

4.580 x 3.335 (15'0" x 10'11")

To the rear is a double glazed door that leading to the rear garden. Serving hatch to kitchen. Feature fire surround. Central heating radiator.



Kitchen

3.496 x 2.167 (11'6" x 7'1")

Fitted with a range of wall and base units, sink unit, built in double oven and four ring electric hob, plumbed for washing machine. Space for fridge/freezer. To the rear is a double glazed window, space for fridge/freezer, part tiled walls, serving hatch to dining room, double glazed door leading to outside.



First Floor Landing

To the side is a double glazed window. Access to part boarded loft.

Bedroom One

4.129 x 3.178 (13'7" x 10'5")

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

Bedroom Two

3.705 x 3.177 (12'2" x 10'5")

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

Bedroom Three

2.391 x 2.330 (7'10" x 7'8")

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



Bathroom

Fitted with a modern suite comprising bath with shower over, wash hand basin and wc. In addition there is stylish tiling, built in storage, heated towel rail and a double glazed window to the rear and side.



External

As well as there being an attractive front garden, there is a two tiered rear garden. The first part of the garden is laid out as a patio garden with the second tier being laid out with plants and shrubs. To the side is also a spacious driveway that leads to a detached garage.

Garage

Power, light, up and over door to front, door to side.

