



**Stoneacre**  
Properties



**Broadway, Leeds, LS15 0LX**

**£280,000**

**\*\*\*NO CHAIN\*\*\*TWO RECEPTION ROOMS\*\*\*** Offered to the market is this three bedroom semi detached house located on Broadway, Leeds. The property is situated in a sought after location close to all local amenities including: shops, schools and transport links. The property briefly comprises of: entrance hallway, lounge, dining room, kitchen, first floor landing, three bedrooms and shower room. Externally the property benefits from front, side and rear garden with grass laid to lawn. To the side is a driveway providing off street parking for multiple cars along with a garage providing ample storage space with power. This beautiful property is not one to be missed to make this house your home please contact the office to arrange your viewing.

## ENTRANCE HALLWAY

Door to the front elevation. Central heating radiator. Under stair storage cupboard. Stairs leading to first floor.

## LOUNGE



Two double glazed windows to the front and rear elevation. Two central heating radiators. Fire with surround.

## DINING ROOM



Double glazed window and patio door leading to the rear garden. Central heating radiator. Fire with surround. Space for dining table and chairs.

## KITCHEN

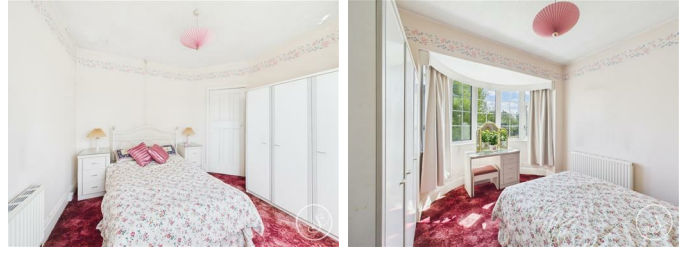


Range of wall and base units. Space for under counter fridge and freezer. Plumbing for washing machine. Space for oven. Sink and drainer. Three double glazed windows to the front and side elevation. Central heating radiator. Door leading to rear elevation.

## FIRST FLOOR LANDING

Double glazed frosted window to the front elevation. Loft access.

## BEDROOM ONE



Double glazed window to the rear elevation. Fitted wardrobes. Central heating radiator.

## BEDROOM TWO



Double glazed window to the front elevation. Central heating radiator.

## BEDROOM THREE



Double glazed window to the rear elevation. Central heating radiator.

## SHOWER ROOM



Double glazed frosted window to the side elevation. Walk in shower cubicle. Low flush w.c. Wash hand basin with storage below. Heated towel rail.

## GARAGE



Providing space for ample storage and power.

## EXTERNAL

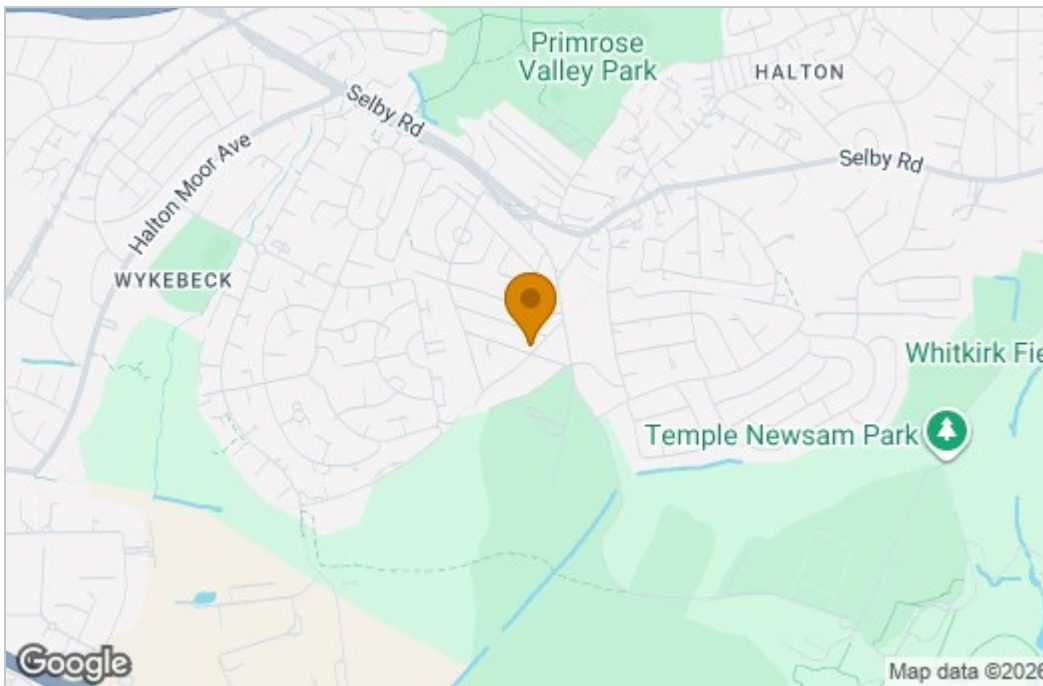


Grass to the front, side and rear elevation. Driveway to the side elevation providing off street parking for multiple cars.

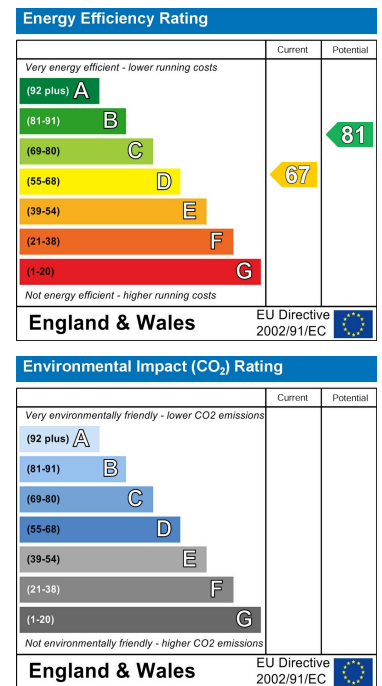
## Floor Plan



## Area Map



## Energy Efficiency Graph



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