



**Stoneacre**  
Properties



**Alder Road, Leeds, LS14 2FJ**

**£280,000**

Offered for sale is this three bedroom detached family home. The property is located on a popular development and boasts great transport links to Leeds City Centre and York. Comprising: entrance, lounge, kitchen/diner, guest wc, three bedrooms the master also having an ensuite and a bathroom. Externally to the front is a driveway that leads to an integral garage and to the rear is a garden that is mainly laid to lawn. Early viewings are highly recommended.

## Entrance

Door to front. Door into lounge.

## Lounge



Double glazed window to front. Central heating radiator.

## Kitchen/Diner



Fitted kitchen with a range of wall and base units with work surfaces over incorporating a one and a half bowl stainless steel sink and drainer, integrated electric oven, gas hob and cooker hood above. Plumbing for washing machine plus space for a dishwasher. Space for fridge/freezer. Central heating radiator. Double glazed window and a door to the rear.

## Guest WC



Fitted with a wc and wash hand basin.

## First Floor Landing

Access into loft.

## Bedroom One



To the front is two double glazed windows. Central heating radiator. Access into ensuite.

## Ensuite



Fitted with a shower cubicle, wash hand basin, w.c. In addition there is a radiator, double glazed window and part tiling.

## Bedroom Two



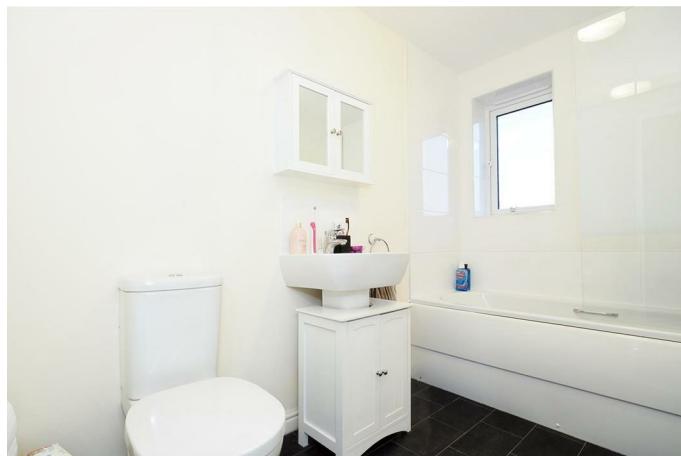
Double glazed window. Central heating radiator.

### Bedroom Three



Double glazed window. Central heating radiator.

### Bathroom



Fitted with a bath with shower over, wash hand basin and w.c. In addition there is an extractor fan and a central heating radiator. Double glazed window to the side and part tiling.

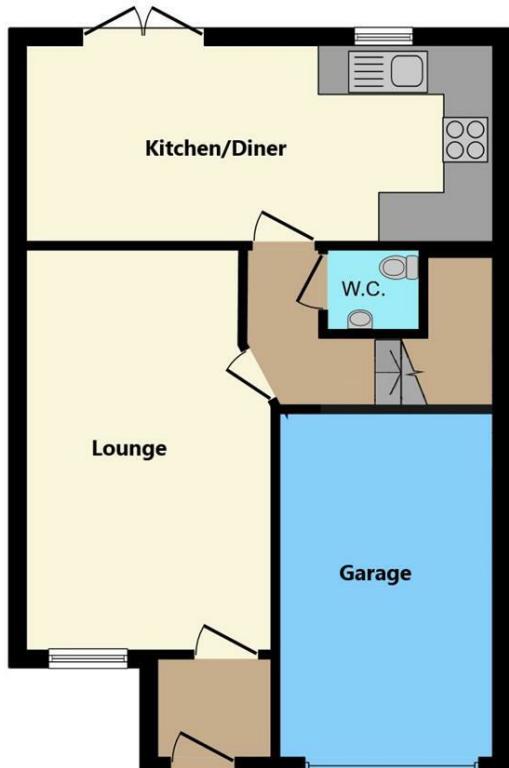
### External



To the front of the property there is a driveway and garage for off street parking. To the rear, there is a garden that is mainly laid to lawn with a patio area.

### Garage

## Floor Plan



**Ground Floor**



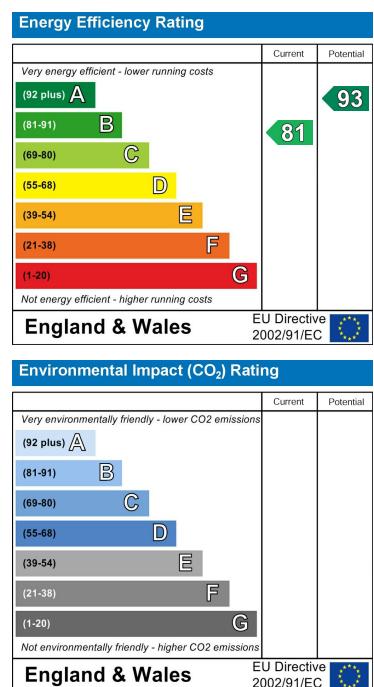
**First Floor**

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

## Area Map



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

