



**Stoneacre**  
Properties



**Blencarn Crescent, Leeds, LS14 6WT**

**£254,000**

Offered to the market is this spacious three bedroom semi detached property located in a popular area. This property is situated close to all local amenities including: shops, schools and transport links making every day life easier. The property comprises of: entrance hall, guest w.c, kitchen/diner, lounge, first floor landing, two bedrooms, family bathroom, area with staircase leading to the second floor master bedroom with ensuite. Externally the property benefits from a driveway providing off road parking to the side elevation. Enclosed rear garden with grass laid to lawn. This property is not one to be missed please call the office today to arrange your viewing to make this house your home.

## ENTRANCE

Door to front elevation. Central heating radiator. Stairs leading to first floor landing.

## GUEST W.C



Double glazed window to front of elevation. Low flush w.c. Wash hand basin. Central heating radiator.

## KITCHEN/DINER



Double glazed window to the front elevation. Range of wall and base units. Space for fridge freezer. Plumbing for washing machine and dishwasher. Integrated oven with gas hob and extractor fan above. Space for dining table and chairs. Central heating radiator.

## LOUNGE



French doors leading to the rear garden. Storage cupboard. Central heating radiator.

## FIRST FLOOR LANDING

Central heating radiator. Storage cupboard.

## BEDROOM TWO



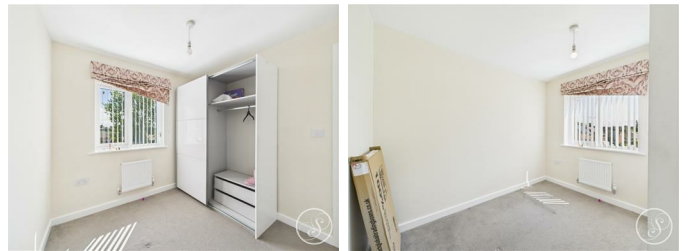
Double glazed window to the rear elevation. Central heating radiator.

## BATHROOM



Double glazed frosted window to the side elevation. Central heating radiator. Low flush w.c. Wash hand basin. Bath with shower over.

## BEDROOM THREE



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

## LANDING SPACE

Double glazed window to the front elevation. Central heating radiator. Stairs leading to bedroom one.

## BEDROOM ONE



Double glazed window to front elevation. Central heating radiator. Fitted wardrobes. Door off leading to ensuite.

## EN SUITE



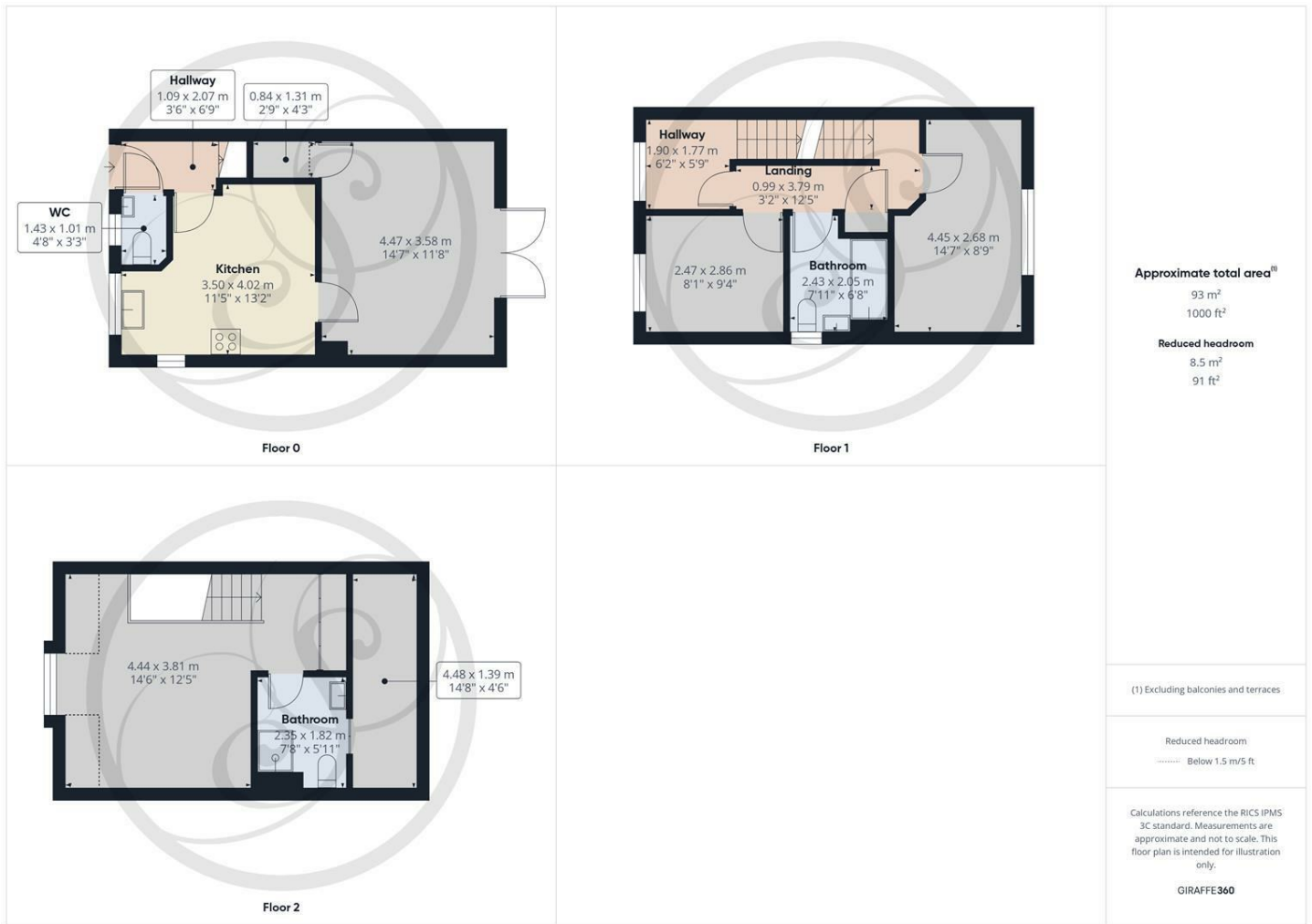
Velux window. Central heating radiator. Shower cubicle. Low flush w.c. Wash hand basin with vanity below. Storage cupboard.

## EXTERNAL

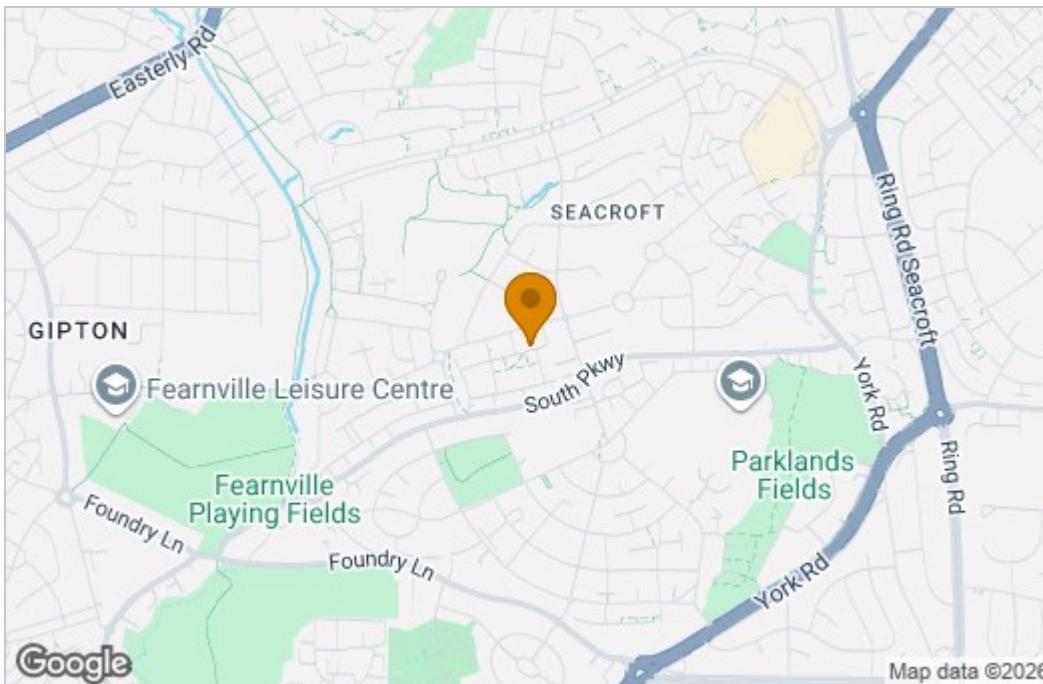


Driveway to the side of the property providing parking space for cars. Grass laid to lawn to the rear of the property. Paved area to the rear.

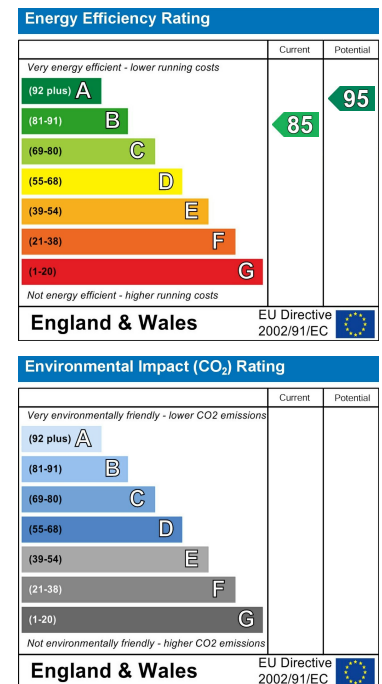
# Floor Plan



# Area Map



# Energy Efficiency Graph



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