



**Stoneacre**  
Properties



**Rookwood Crescent, Leeds, LS9 0NE**

**£165,000**

Offered to the market is three bedroom semi detached house located on Rookwood Crescent, Leeds. The property is situated in a popular location close to all local amenities including: shops, schools and transport links. The property briefly comprises of: porch, lounge/diner, kitchen, utility area, guest w.c, first floor landing, three bedrooms and family bathroom. Externally the property benefits from grass laid to lawn to the front, side and rear elevation. To arrange your viewing please contact the office today.

## PORCH

Door to the front elevation. Windows to the front elevation.

## ENTRANCE HALL WAY

Door to the front elevation. Central heating radiator.

## LOUNGE/DINER



Double glazed window to the front elevation. Central heating radiator. Fire with surround. Space for dining table.

## KITCHEN



Range of wall and base units. Two double glazed windows to the rear elevation. Space for cooker. Plumbing for washing machine. Space for under counter fridge and freezer. Sink and drainer. Central heating radiator.

## HALL WAY

Door to the side elevation.

## UTILITY AREA/STORAGE

Space for dryer. Storage.

## GUEST W.C



Double glazed frosted window to the rear elevation. Low flush w.c.

## FIRST FLOOR LANDING

Double glazed window to the side elevation. Loft access.

## BEDROOM ONE



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

## BEDROOM TWO



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

## BEDROOM THREE



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

## WET ROOM



Double glazed frosted window to the rear elevation. Shower. Low flush w.c. Wash hand basin. Central heating radiator.

## EXTERNAL

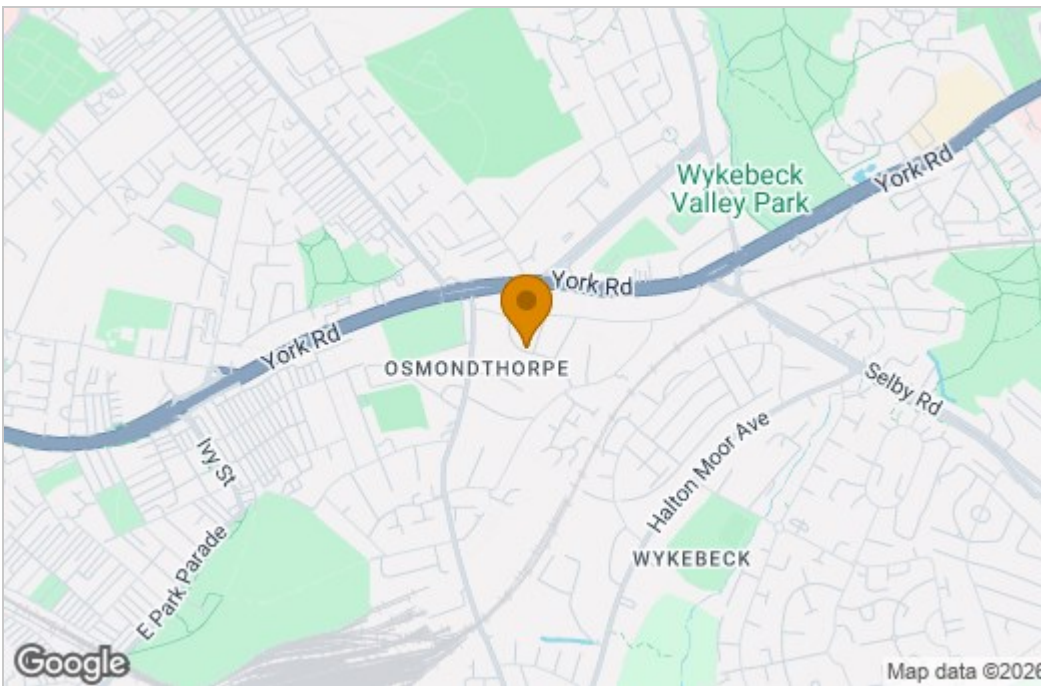


Grass laid to lawn to the side elevation.

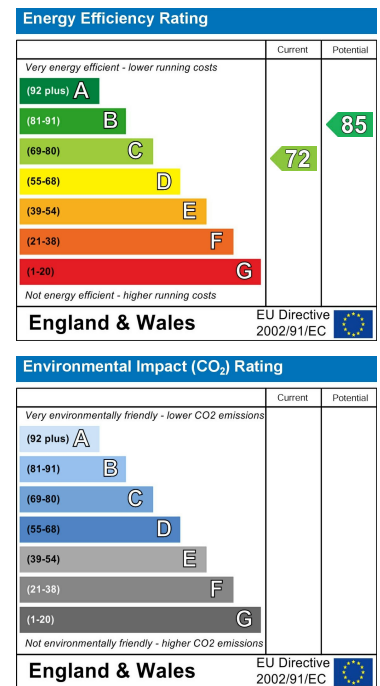
# Floor Plan



# Area Map



# Energy Efficiency Graph



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