



**Stoneacre**  
Properties



**Burr Tree Vale, Leeds, LS15 9EF**

**£330,000**

Offered to the market is this 3 bedroom detached house located on Burr Tree Vale, 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 hall way, kitchen, lounge, sun room, first floor landing, three bedrooms and family bathroom. Externally the property benefits from off street parking. Front garden with a gravelled area and shrubbery. To the rear of the property is an enclosed, low maintenance garden with a patio area. This property is not one to be missed to arrange your viewing please contact the office today.



### Entrance

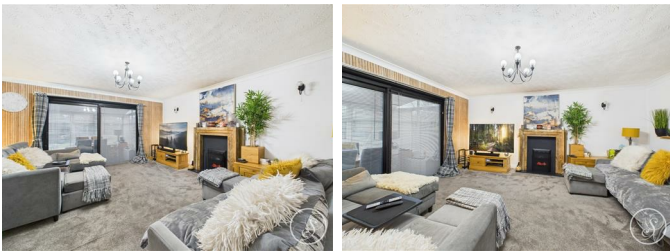
Door to front. Staircase leading to first floor.

### Kitchen



Range of wall and base units. Double glazed window to the front elevation. Integrated oven with gas hob and extractor fan above. Space for dish washer. Space for fridge/freezer. Plumbing for washing machine. Sink and drainer.

### Lounge



To the rear is a sliding patio door that leads into the conservatory. Under stairs storage cupboard. Feature fire surround.

### Conservatory



Door leading out to the rear garden. Air conditioning unit.

### First Floor Landing

Access into loft. Built in storage cupboard.

### Bedroom One



Fitted with a range of wardrobes and storage. To the rear is a double glazed window. Radiator.

### Bedroom Two



To the front is a double glazed window. Fitted wardrobes. Radiator.

### Bedroom Three



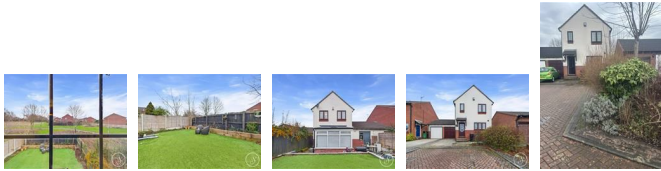
To the rear is a double glazed window. Radiator.

## Bathroom



Fitted with a bath with shower over, wash hand basin and wc. In addition there is part tiling, radiator and a double glazed window.

## External



To the front is a driveway that leads to a a garage. Gravelled area to the front with shrubbery. To the rear is a low maintenance garden with Astro turf.

## Garage



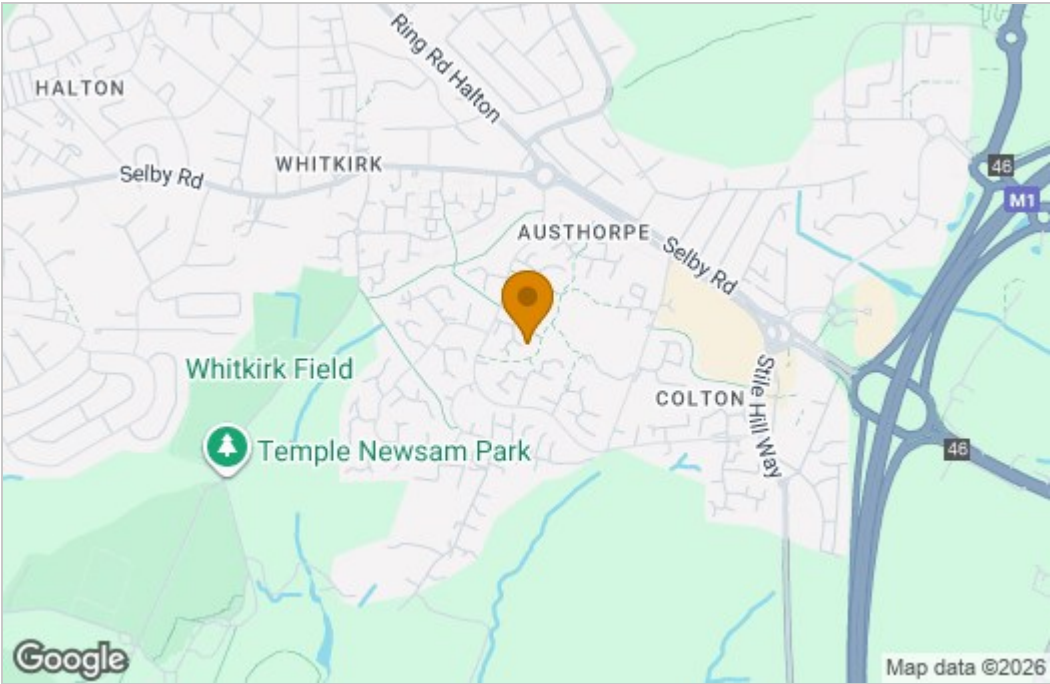
Power and light.



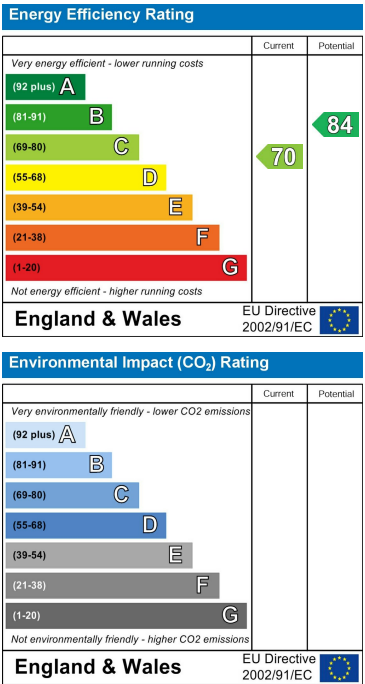
Floor Plan



Area Map



Energy Efficiency Graph



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