



**Stoneacre**  
Properties



**Broadway, Leeds, LS15 0LX**

**£300,000**

Offered to the market is this stunning three bedroom semi detached house located on Broadway, Leeds. The property is situated in an ideal location close to all local amenities including: shops, schools and transport links. The property briefly comprises of: entrance hall way, lounge, kitchen, utility/guest w.c, dining room, first floor landing, three bedrooms and family bathroom. Externally the property benefits from a large driveway to the front and side elevation providing off street parking for multiple cars.

## ENTRANCE HALL WAY

Door to the front elevation. Under stairs storage.

## LOUNGE



Double glazed window to the front elevation. Central heating radiator. Log burner. Integrated fish tank.

## KITCHEN



Range of wall and base units. Integrated oven with gas hob and extractor fan above. Space for fridge/freezer. Sink and drainer. Island with space breakfast bar stools. Double glazed windows to the side and rear elevation. Door off leading to utility/guest w.c.

## UTILITY/GUEST W.C



Double glazed frosted window to the front elevation. Low flush w.c. Wash hand basin. Plumbing for washing machine and dryer.

## DINING ROOM

Double glazed window to the side elevation. Sliding doors to the rear elevation. Central heating radiator. Space for dining table and chairs.

## FIRST FLOOR LANDING

Double glazed window to the front elevation. Loft access.

## BEDROOM ONE



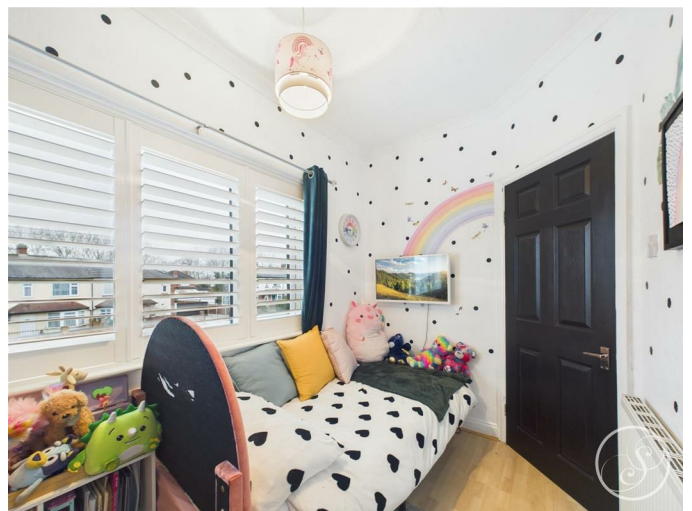
Double glazed window to the rear elevation. Central heating radiator. Fitted wardrobes.

## BEDROOM TWO



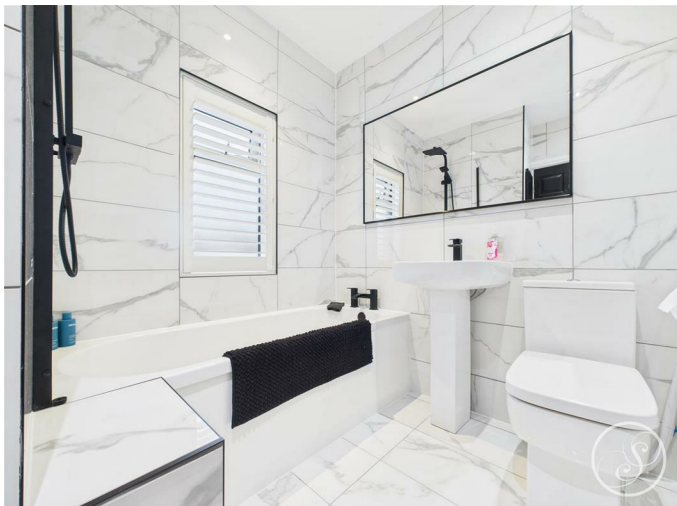
Double glazed window to the rear elevation. Central heating radiator. Fitted wardrobes.

## BEDROOM THREE



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

## BATHROOM



Double glazed frosted window to the side elevation. Low flush w.c. Wash hand basin. Bath with shower above. Heated towel rail.

## EXTERNAL



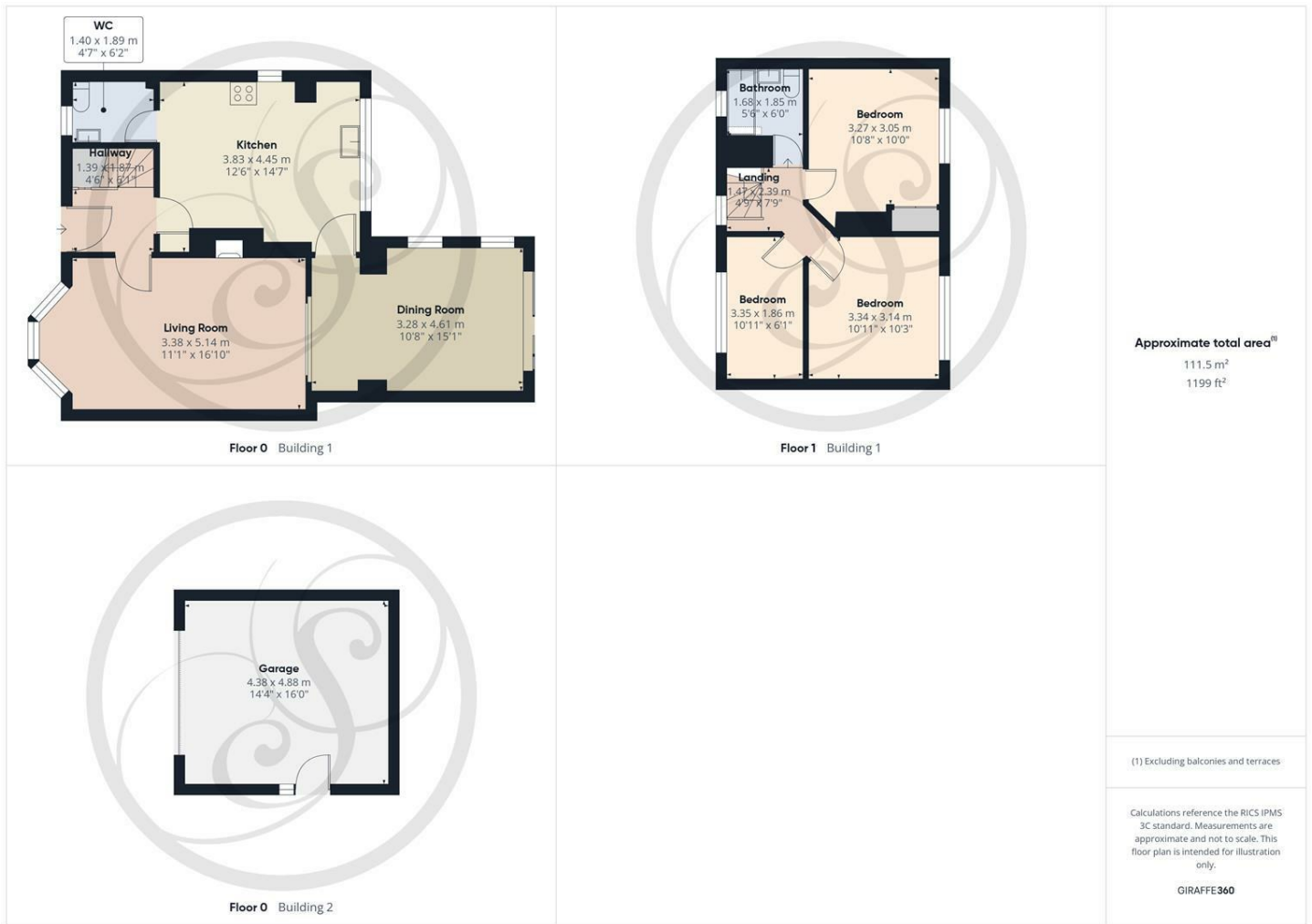
Driveway to the front and side elevation providing off street parking for multiple cars. Low maintenance garden with astro turf laid to rear.

## GARAGE

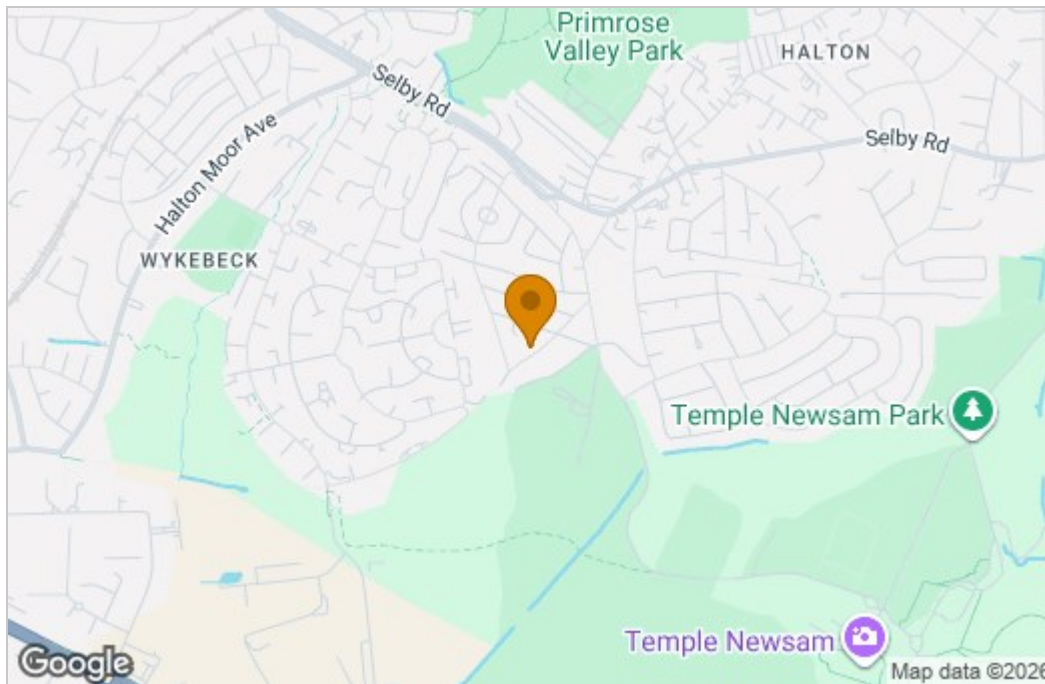


Power and lights.

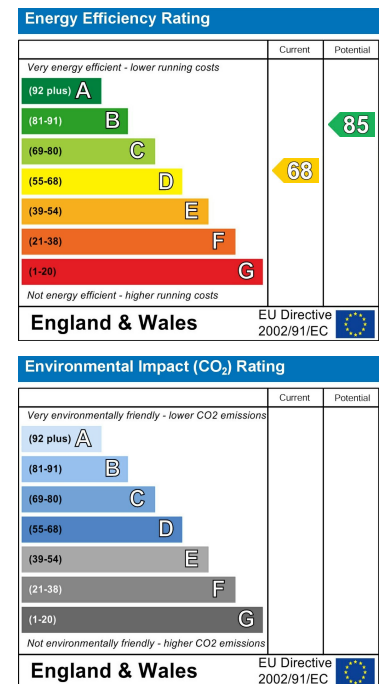
# Floor Plan



# Area Map



# Energy Efficiency Graph



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