



**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. Understair storage.

## LOUNGE



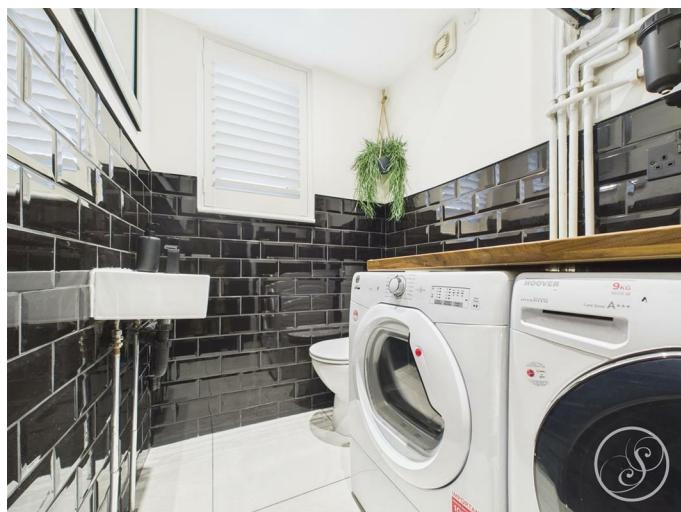
Double glazed window to the front elevation. Central heating radiator. Log burner. Integrated fish tank.

## 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 for 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

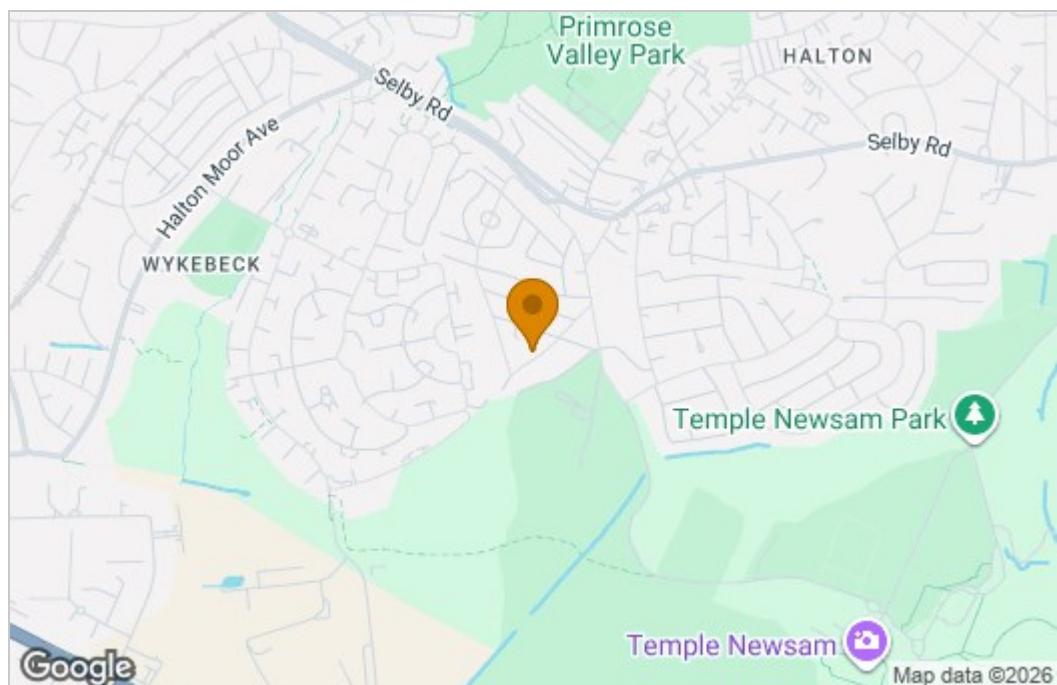


Power and lights.

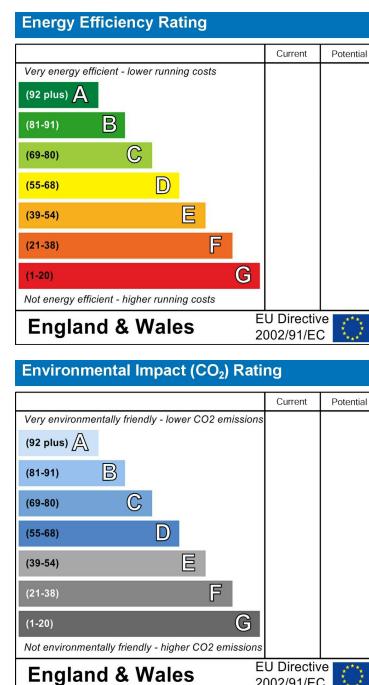
## Floor Plan



## Area Map



## Energy Efficiency Graph



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.

