



**Stoneacre**  
Properties

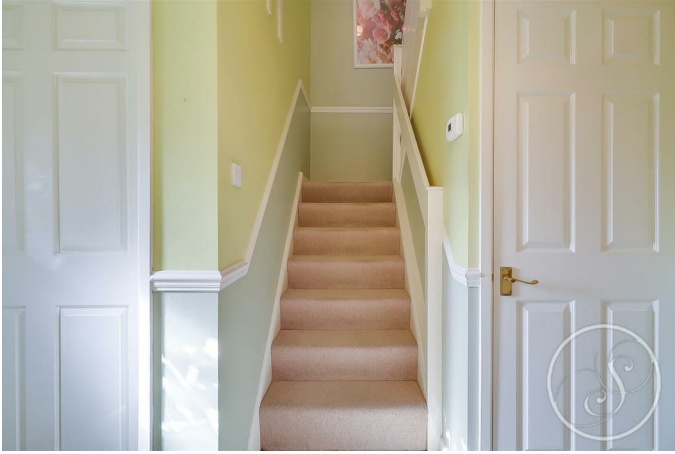


**Pendil Close, Leeds, LS15 0NE**

**£230,000**

Stoneacre Properties are delighted to offer for sale this delightful three bedroom mid terraced town house that is set in a pleasant cul-de sac location with-in close proximity of Temple Newsam Park. The property boasts spacious rooms, a private rear garden and a garage. Comprising: entrance hall with access into garage, lounge and kitchen/diner. To the first floor is three good sized bedrooms, bathroom and separate wc. Externally the property has a grassed garden area with a path leading to the front door. To the rear of the property is a pleasant enclosed area comprised of a patio area and lawned area. Viewings are highly recommended.

## Entrance Hall



Single glazed door to front, understair storage cupboard housing the alarm, gas central heating radiator, door to garage.

## Lounge



Window to front and rear, two central heating radiator, stone built fire surround with electric fire.

## Kitchen/Diner



Fitted kitchen with a range of wall and base unit including a display unit and drawers, work surface incorporating a sink and drainer unit, electric oven, gas hob, extractor cooker hood, plumbing for automatic washing machine, tiled splash backs, window to rear and door to side

## First Floor Landing



Access to loft, storage cupboard housing central heating boiler.

## Bedroom One



Two windows to the rear. Built-in fitted wardrobes providing hanging and shelving space and drawers, gas central heating radiator.

## Bedroom Two



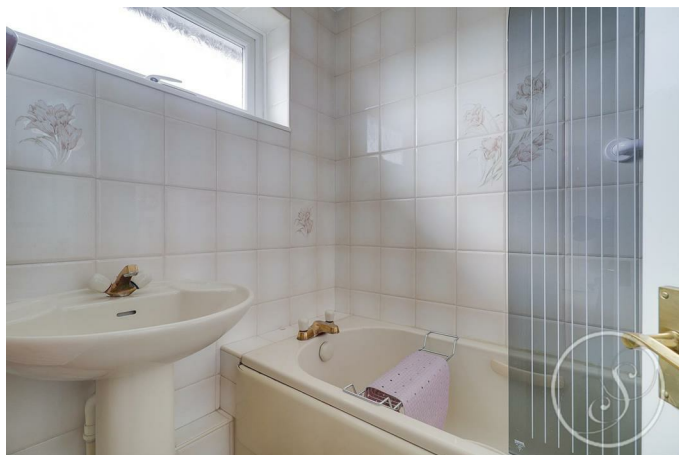
Two windows to the rear, gas central heating radiator and wardrobes with mirrored fronts.

## Bedroom Three



Window to front, built-in wardrobes and gas central heating radiator.

## Bathroom



Window to front. Suite comprised of : bath with mixer shower over, wash hand basin and gas central heating radiator.

## WC

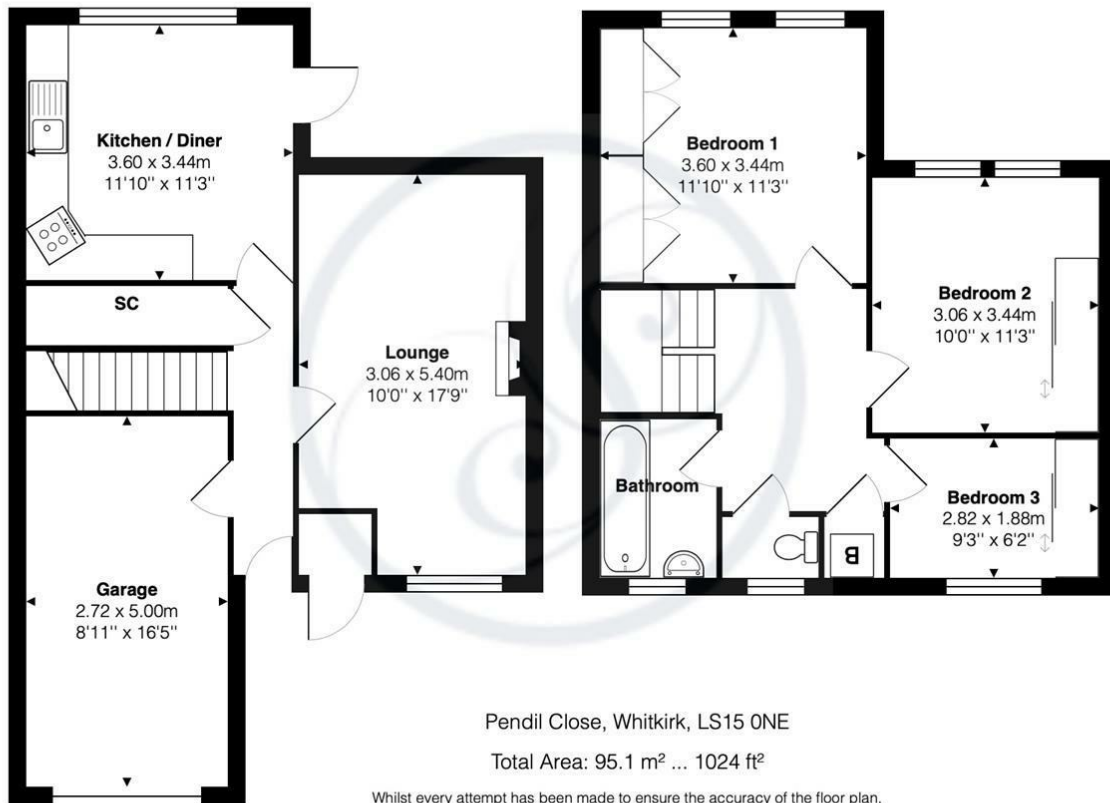
Low level w.c, gas central heating radiator and window to front.

## External



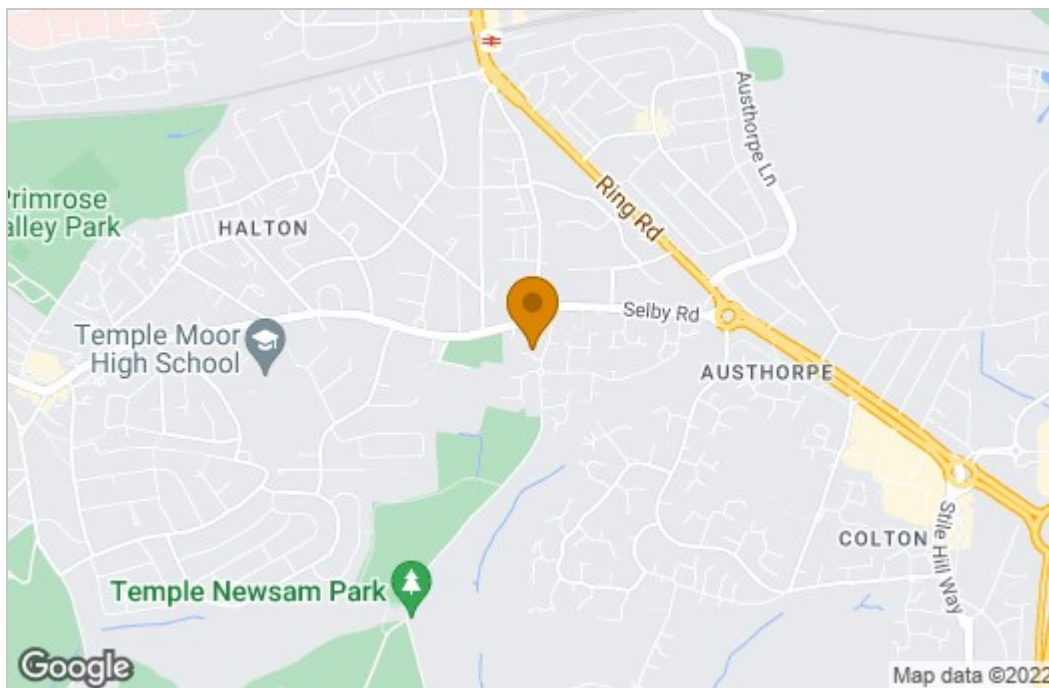
Driveway leads to a garage with up and over door with power and light, outside tap. To the front of the property is a grassed garden area with a path leading to the front door. To the rear of the property is a pleasant enclosed area comprised of: patio area, gravelled area, grassed area all surrounded by mature flower and shrub borders.

# Floor Plan

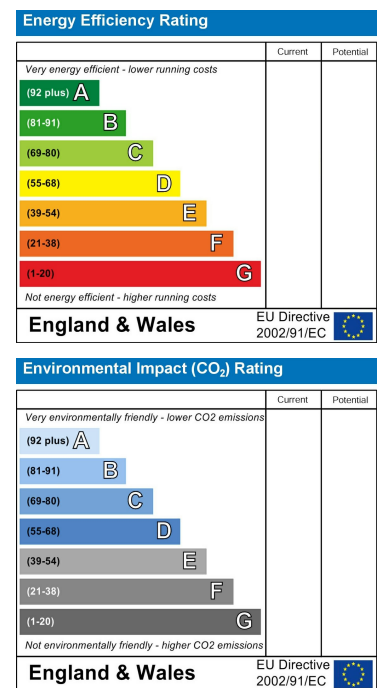


Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows and rooms and any other items are approximate and no responsibility is taken for any error, omissions or mis-statement. The plan is for illustrative purposes only and should be used as such.

# 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.