



**Stoneacre**  
Properties



**Azalea Avenue, Leeds, LS14 6WF**

**£270,000**

Offered to the market is this three bedroom semi detached house located on Azalea Avenue, Leeds. This property is situated close to all local amenities including: shops, schools and transport links making everyday life easy. The property comprises of: entrance hall way, kitchen/diner, guest w.c, lounge, first floor landing, three bedrooms, master bedroom with en suite and a family bathroom. Externally the property benefits from grass laid to lawn to the rear and parking space for two cars to the front elevation.

This property is not one to be missed, please contact the office today to arrange your viewing.

### ENTRANCE HALL WAY

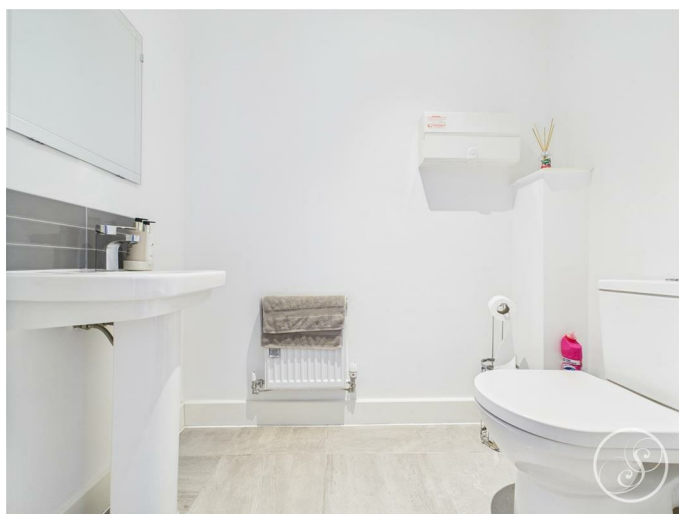
Door to the front elevation. Understair storage cupboard.

### KITCHEN/DINER



Double glazed window to the front elevation. Range of wall and base units. Integrated fridge freezer, cooker, washing machine and dishwasher. Induction hob with extractor fan. Sink and drainer. Central heating radiator. Space for dining table.

### GUEST W.C



Low flush w.c. Wash hand basin. Central heating radiator.

### LOUNGE



French doors to the rear elevation. Central heating radiator.

### FIRST FLOOR LANDING

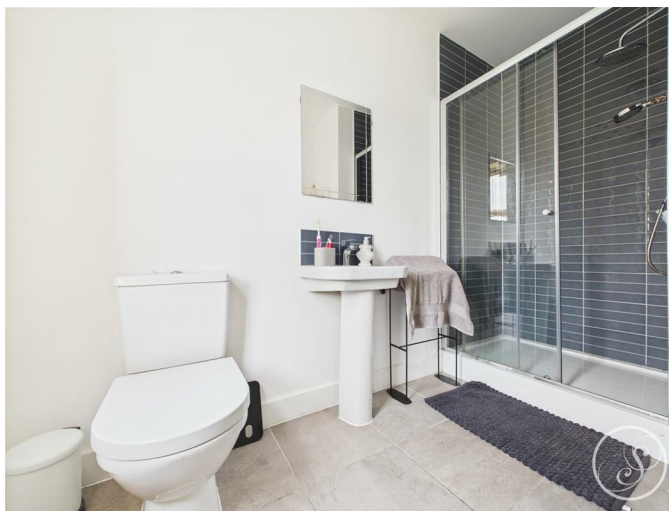
Central heating radiator. Loft access.

### BEDROOM ONE



Double glazed window to the rear elevation. Central heating radiator. Door off leading to en suite.

### EN SUITE



### BEDROOM TWO



BEDROOM THREE



BATHROOM



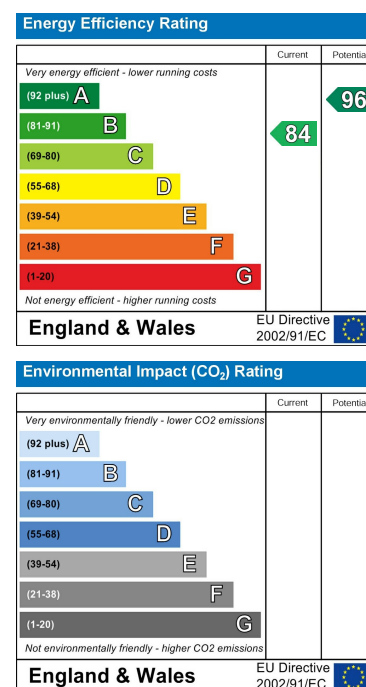
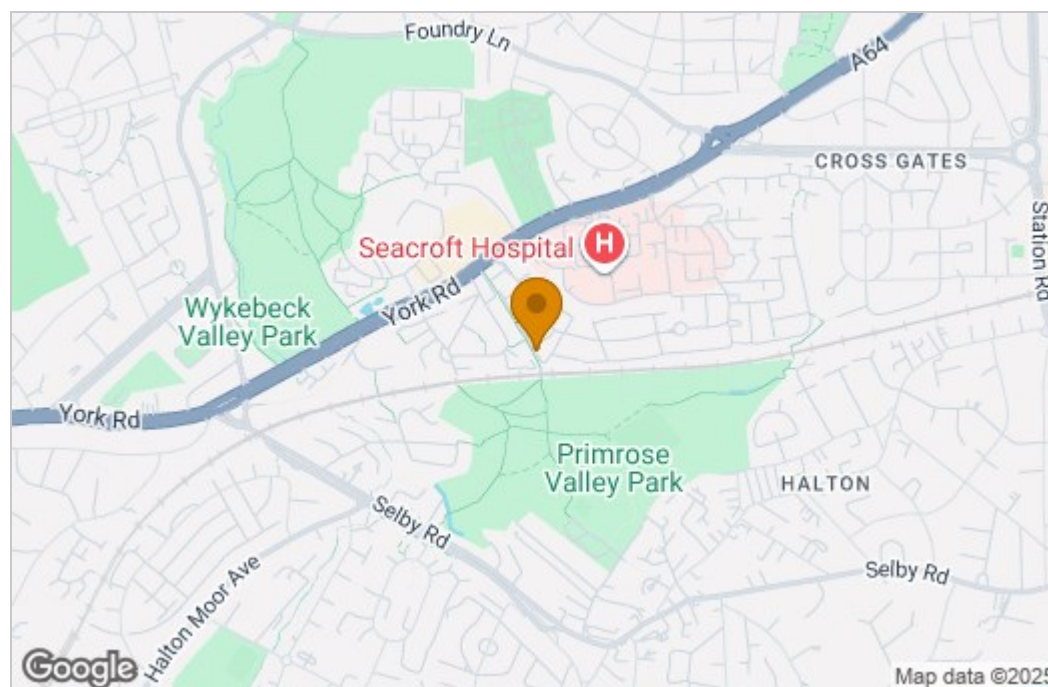
EXTERNAL



## Area Map



## Area Map



1 Colton Road, Leeds, West Yorkshire, LS15 9AA  
Tel: 0113 260 9111 Email:  
east@stoneacreproperties.co.uk <https://www.stoneacreproperties.co.uk>

**View properties before they come on the market by following us on Instagram - @stoneacreproperties**

