



**Stoneacre**  
Properties



**Alexander Avenue, Leeds, LS15 0LU**

**£299,995**

Situated in the sought-after area of Alexander Avenue is this charming semi-detached house that offers a perfect blend of space and comfort, making it an ideal family home. With three well-proportioned reception rooms, there is ample room for both relaxation and entertaining. The property boasts three spacious bedrooms, providing a peaceful retreat for everyone in the household. The well-presented interiors are complemented by a thoughtfully designed kitchen, which features ample storage. The location is particularly appealing, situated in a popular neighbourhood that is well-connected to local amenities, schools, and parks. Externally there is off street parking beautiful gardens and outdoor storage. Viewings are highly recommended.

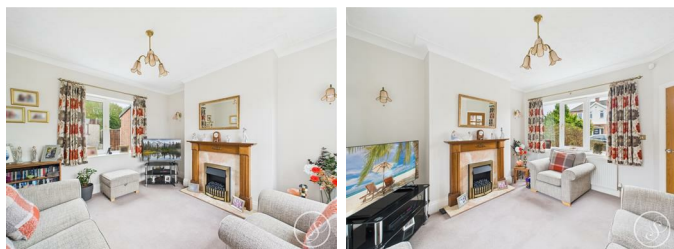


## Entrance Hall



Access into sitting room and lounge. Staircase leading to first floor.

## Sitting Room



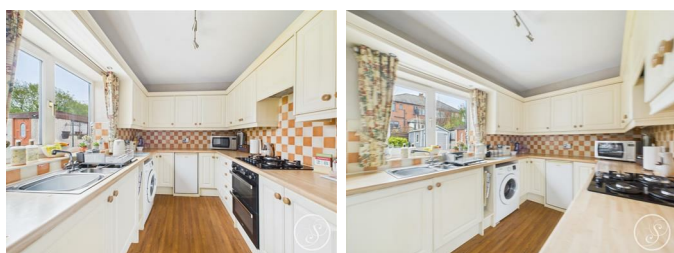
Double glazed window. Fire with surround. Central heating radiator.

## Lounge



Double glazed window. Central heating radiator.

## Kitchen



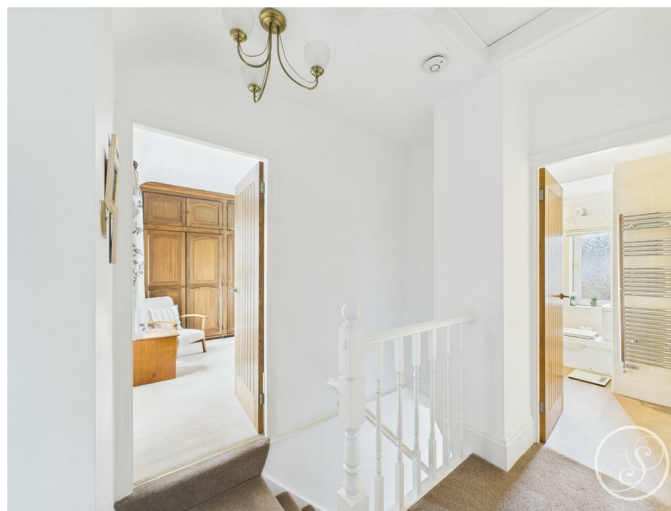
Range of wall and base units. Double glazed window to the rear. Integrated oven with gas hob and extractor fan above. Sink and drainer. Plumbing for washing machine.

## Dining Room



Double glazed window. Space for dining table and chairs. Central heating radiator.

## First Floor Landing



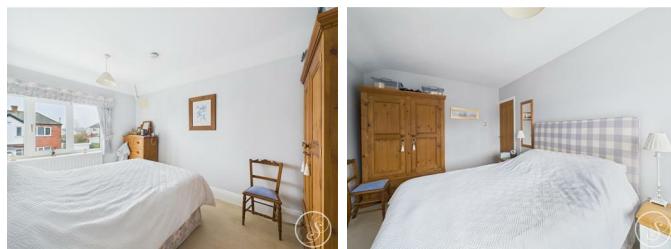
Loft access.

## Bedroom One



Double glazed window. Central heating radiator. Fitted wardrobes.

## Bedroom Two



Double glazed window. Central heating radiator.

### Bedroom Three



Double glazed window. Central heating radiator.

### Shower Room



Two double glazed frosted window. Shower cubicle. Low flush w.c. Wash hand basin. Central heating radiator.

### External

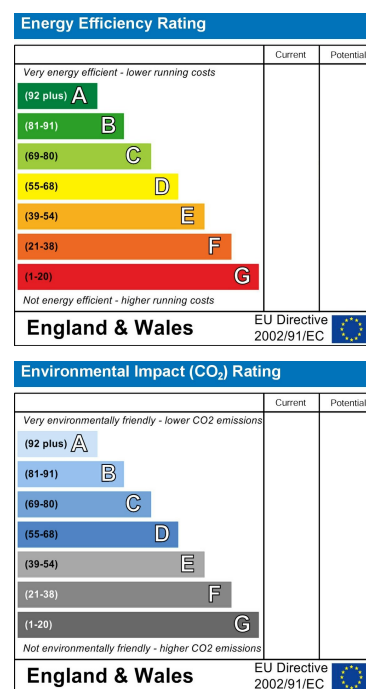
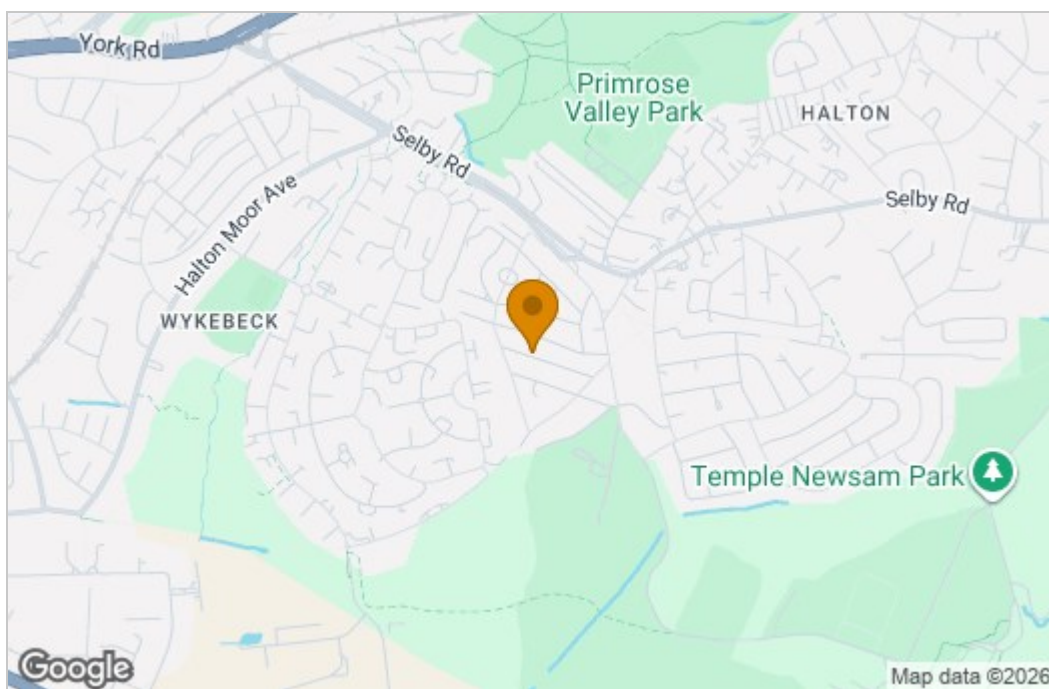


To the front and rear this property boasts beautiful gardens. To the side is ample parking. There is also an electric car charge point. To the rear is a garage that is used for storage. There is also access to an additional storage cupboard.

## Floor Plan



## Area Map



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.

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