



**Stoneacre**  
Properties



**Azalea Avenue, Leeds, LS14 6WF**  
**Chain Free £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



Double glazed window to the side elevation. Low flush w.c. Wash hand basin. Shower cubicle.

### BEDROOM TWO



Double glazed window to the front. Central heating radiator.

## BEDROOM THREE



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

## BATHROOM



Bath with shower over. Low flush w.c. Wash hand basin.

## EXTERNAL

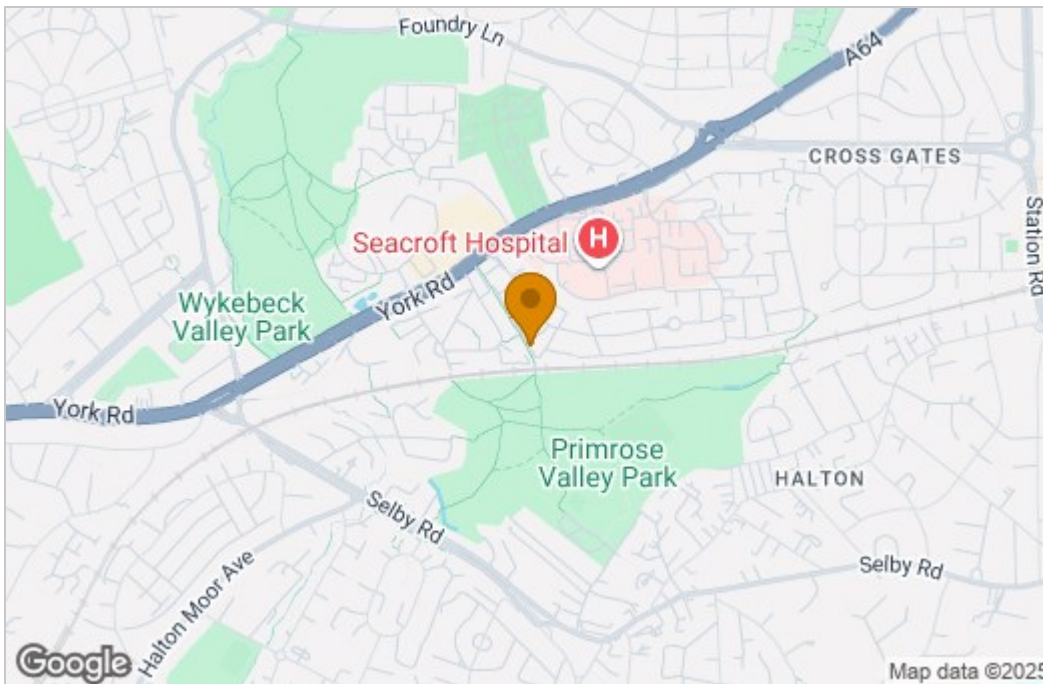


Externally the property has grass laid to lawn to the rear elevation. Parking space for two cars to the front.

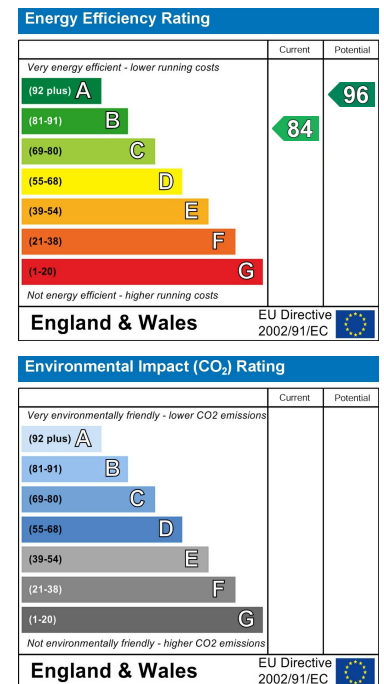
## Floor Plan



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

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