



**Stoneacre**  
Properties



**Brayton Approach, Leeds, LS14 5AZ**

**£210,000**

Offered to the market is this four bedroom end terrace house located on Brayton Approach, Leeds. The property is situated in a popular location close to all local amenities including: shops, schools and transport links. The property briefly comprises of: entrance, guest w.c, lounge, dining room, kitchen, first floor landing, four bedrooms and family bathroom. Externally the property benefits from enclosed rear garden with grass laid to lawn and paved patio area. This property is not one to be missed to make this house your home please contact the office today to arrange your viewing.

## ENTRANCE

Door to the front elevation. Stairs leading to first floor landing.

## GUEST W.C



Double glazed frosted window to the front elevation. Low flush w.c. Wash hand basin.

## LOUNGE



Double glazed window to the front elevation. Sliding door to the rear elevation. Two central heating radiators.

## DINING ROOM



Double glazed window to the side elevation. Central heating radiator. Storage cupboard. Understair storage.

## KITCHEN



Range of wall and base units. Plumbing for washing machine. Space for dishwasher. Space for oven. Space for fridge/freezer. Double glazed window to the rear elevation. Storage cupboard. Door to the rear elevation.

## FIRST FLOOR LANDING

Loft access. Storage cupboard.

## BEDROOM ONE



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

## BEDROOM TWO



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

## BEDROOM THREE



Double glazed window to the rear elevation. Central heating radiator. Storage cupboard.

## BEDROOM FOUR



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

## BATHROOM



Double glazed frosted window to the rear elevation. Low flush w.c. Wash hand basin with storage below. Heated towel rail. Shower cubicle.

## EXTERNAL

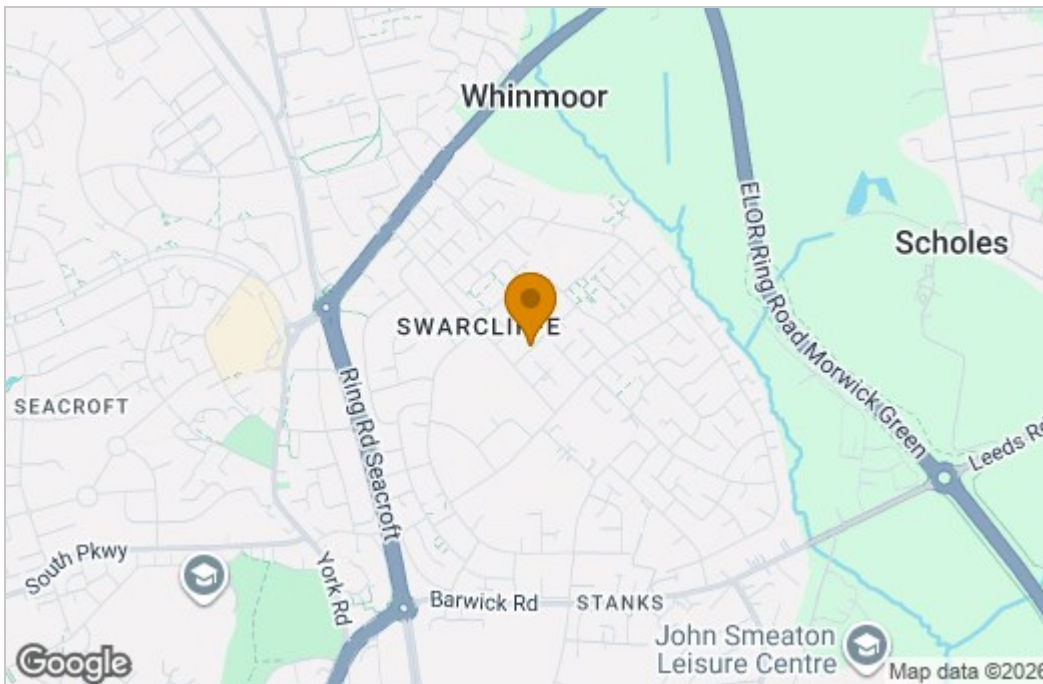


To the rear is grass laid to lawn. Paved patio area to the rear.

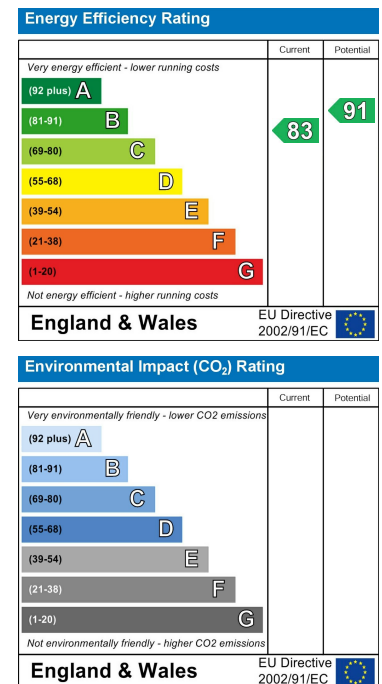
# Floor Plan



# Area Map



# Energy Efficiency Graph



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