



**Stoneacre**  
Properties



**Neville Road, Leeds, LS15 0NN**

**£169,000**

Offered to the market is this two bedroom semi detached house located on Neville Road, Leeds. The property is situated close to all local amenities including: shops, schools and transport links. The property briefly comprises of: entrance hall way, lounge, kitchen, first floor landing, two bedrooms and wet room. Externally the property benefits from a large south facing rear garden with grass laid to lawn. This property is ideal for first time buyers or investors. To make this house your home please contact the office today to arrange your viewing.

## ENTRANCE HALL WAY



Door to the front elevation. Storage cupboard.

## LOUNGE



Double glazed windows to the front and rear elevation. Two central heating radiator. Fire with surround. Fitted storage cupboards.

## KITCHEN



Range of wall and base units. Double glazed window to the rear elevation. Door to the side elevation. Sink and drainer. Space for fridge/freezer. Plumbing for washing machine.

## FIRST FLOOR LANDING

Double glazed window to the front elevation. Heater.

## BEDROOM ONE



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

## BEDROOM TWO



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

## WET ROOM



Double glazed frosted window to the front elevation. Shower with chair. Wash hand basin. Low flush w.c. Heated towel rail.

## EXTERNAL

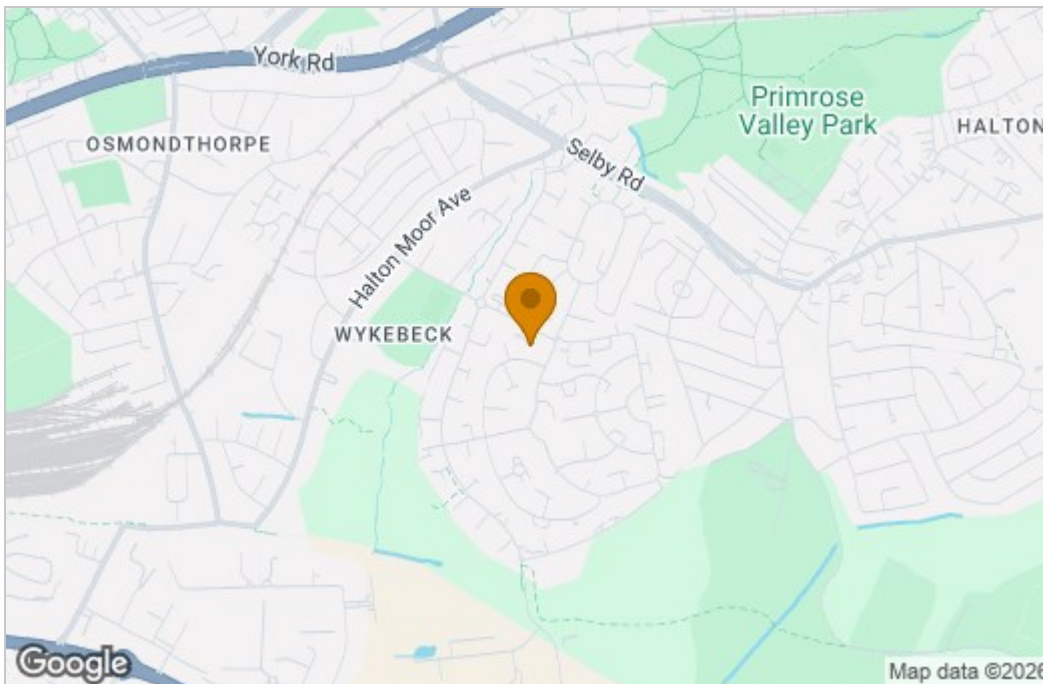


Pebbled area to the front elevation. Grass laid to lawn to the rear elevation.

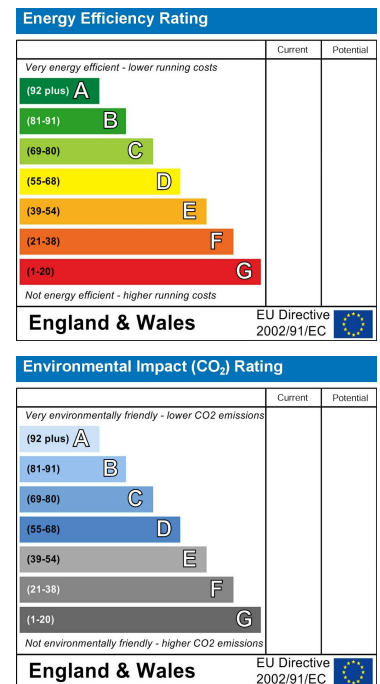
# Floor Plan



# 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.

