



Stoneacre
Properties



Spruce Garth, Leeds, LS14 6FW

£300,000

Offered to the market is this stunning spacious three bedroom semi detached property located on Spruce Garth, Leeds. This property is situated in a sought after location close to all local amenities including: shops, schools and transport links. The property comprises of: entrance hall way, kitchen/diner, lounge, guest w.c, first floor landing, three bedrooms with master having a ensuite and a family bathroom. Externally the property benefits from grass laid to lawn to the rear. Garage with power and light. To the front elevation the property has a driveway providing off road parking. This property is not one to be missed please contact the office today to arrange your appointment.

ENTRANCE HALL WAY

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

KITCHEN/DINER



Double glazed window to the front elevation. Central heating radiator. Range of wall and base units. Integrated oven. Integrated fridge/freezer. Integrated washing machine. Gas hob with extractor fan above. Sink and drainer. Central heating radiator. Space for dining table and chairs.

LOUNGE



French doors leading to the rear garden. Central heating radiators.

GUEST W.C



Low flush w.c. Wash hand basin. Heated towel rail.

FIRST FLOOR LANDING

Doors off lead to bedrooms one, two, three and family bathroom. Central heating radiator. Storage cupboard.

BEDROOM ONE



Two double glazed window to the front elevation. Two central heating radiators. Door off leading to the ensuite.

ENSUITE



Low flush w.c. Wash hand basin. Shower cubicle. Heated towel rail.

BEDROOM TWO



Double glazed window to the front and rear elevation. Two central heating radiators. Loft access.

BEDROOM THREE



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. Bath with shower
above. Heated towel rail.

EXTERNAL



To the rear of the property is grass laid to lawn.
Driveway to the front and the side elevation
providing off street parking for multiple cars.

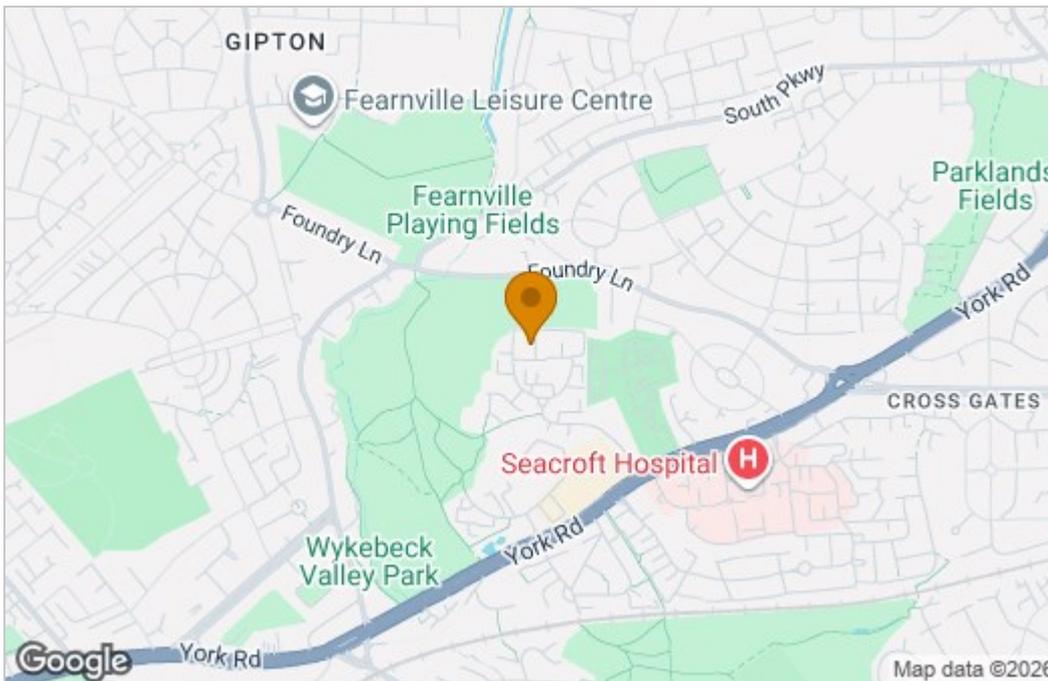
GARAGE

Power and light.

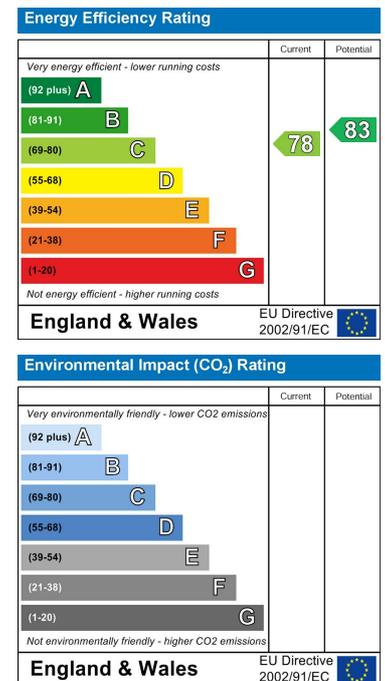
Floor Plan



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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