



Stoneacre
Properties



Howard Avenue, Leeds, LS15 0LY

£279,950

Offered to the market is this well presented three bedroom semi detached house located on Howard Avenue, Leeds. The property is situated in a sought after location close to all local amenities including: shops, schools and transport links. The property briefly comprises of: entrance hallway, lounge, sitting room/diner, modern kitchen, first floor landing, three bedrooms and bathroom. Externally the property benefits from an enclosed rear garden with grass laid lawn, garage providing storage and a driveway to the front providing off street parking. This beautiful property is not one to be missed to arrange your viewing please contact the office today. NO CHAIN.

ENTRANCE HALL WAY

Door to the front elevation. Two double glazed frosted windows to the front elevation. Central heating radiator. Stairs leading to first floor landing.

LOUNGE



Double glazed window to the front elevation. Fire place. Double glazed sliding doors to the rear elevation. Central heating radiator.

SITTING ROOM/DINER



Double glazed window to the front and side elevation. Fire with surround. Central heating radiator.

KITCHEN



Range of modern wall and base units. Integrated oven, microwave, fridge/freezer, washing machine and dish washer. Sink and drainer. Double glazed window to the rear elevation. Door to the side elevation.

FIRST FLOOR LANDING

Loft access. Doors off to bedrooms one, two, three and bathroom.

BEDROOM ONE



Double Room. Two double glazed windows to the front and rear elevation. Central heating radiator. Fitted wardrobes.

BEDROOM TWO



Double room. Double glazed window. Built in storage. Central heating radiator.

BEDROOM THREE



Double room. Double glazed window. Central heating radiator.

SHOWER ROOM



Fitted with a shower, vanity wash hand basin and wc. In addition there is a double glazed window and a heated towel rail.

EXTERNAL



To the front is lawned garden. To the side is driveway that leads to a garage. To the rear is a stunning garden that is mainly laid to lawn with a decking area and a summer house. There is also a lockable storage cupboard.

SUMMER HOUSE

This summer house is a wonderful addition to this property and provides a great space for entertaining.

GARAGE

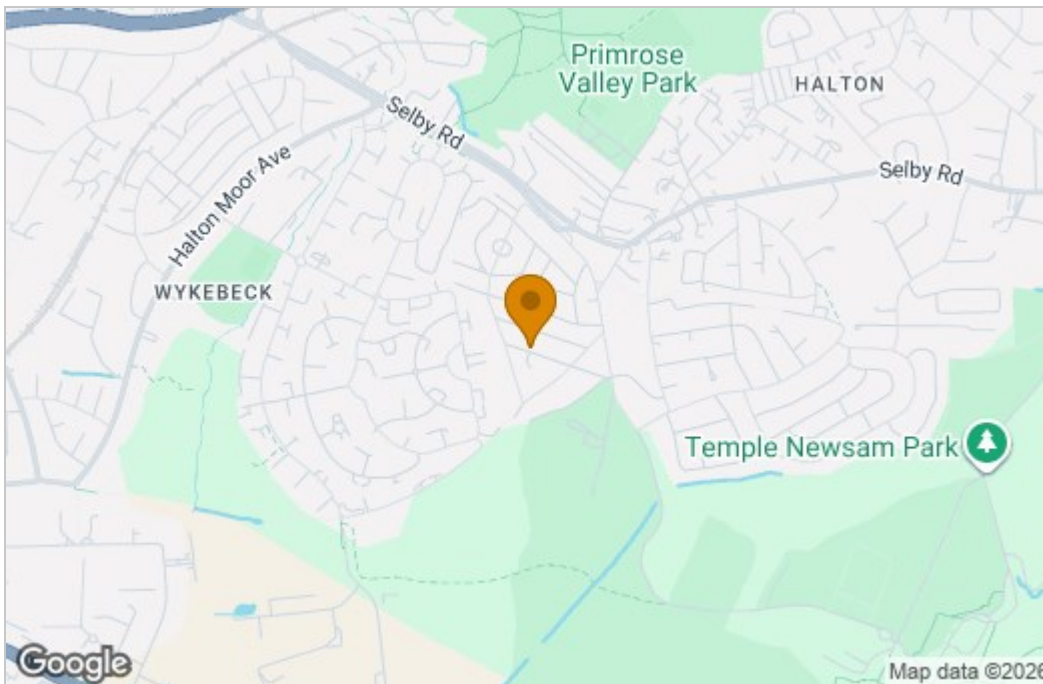


Up and over door to front.

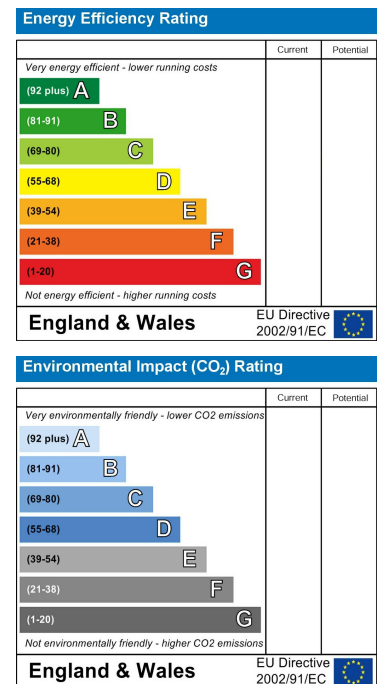
Floor Plan



Area Map



Energy Efficiency Graph



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