



Stoneacre
Properties



Rathmell Road, Leeds, LS15 0NS

£265,000

Offered to the market is this well presented three/four bedroom semi detached house located on Rathmell Road, 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, guest w.c, bedroom, living/kitchen area, first floor landing, three bedrooms with master having en suite and family bathroom. Externally the property benefits from grass laid to lawn to the rear elevation and a driveway to the side providing off street parking for multiple cars. This property is not one to be missed to arrange your viewing please contact the office today.

ENTRANCE HALLWAY

Door to the front elevation. Central heating radiator. Storage cupboard.

BEDROOM FOUR



Double glazed window to the front elevation. Central heating radiator. This room is currently used as an additional bedroom/ living space.

KITCHEN/LIVING AREA



This is currently used as living area/dining room and kitchen. French doors leading to the rear elevation. Double glazed window to the rear elevation. Range of wall and base units. Integrated oven with gas hob and extractor fan above. Plumbing for washing machine. Space for fridge/freezer. Sink and drainer.

GUEST W.C



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

FIRST FLOOR LANDING

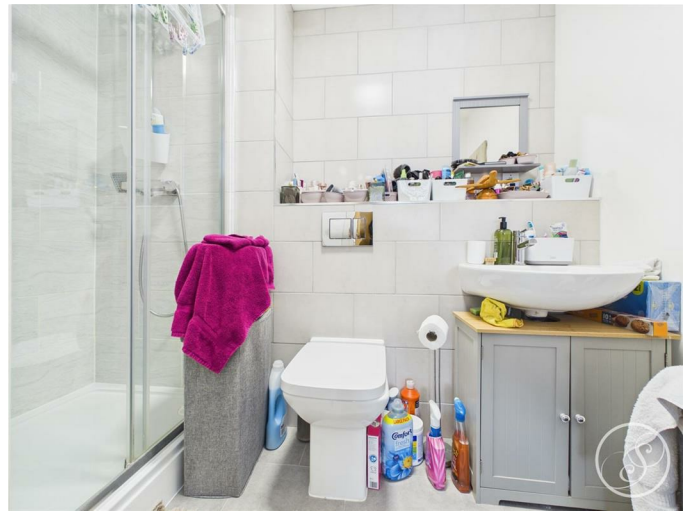
Loft access which has been boarded along with a pull down ladder. Storage space. Storage cupboard.

BEDROOM ONE



Double glazed window to the front elevation. Central heating radiator. Door leading to the en suite.

EN SUITE



Shower cubicle. Low flush w.c. Wash hand basin. Central heating radiator.

BEDROOM TWO



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

BEDROOM THREE



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

BATHROOM



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

EXTERNAL

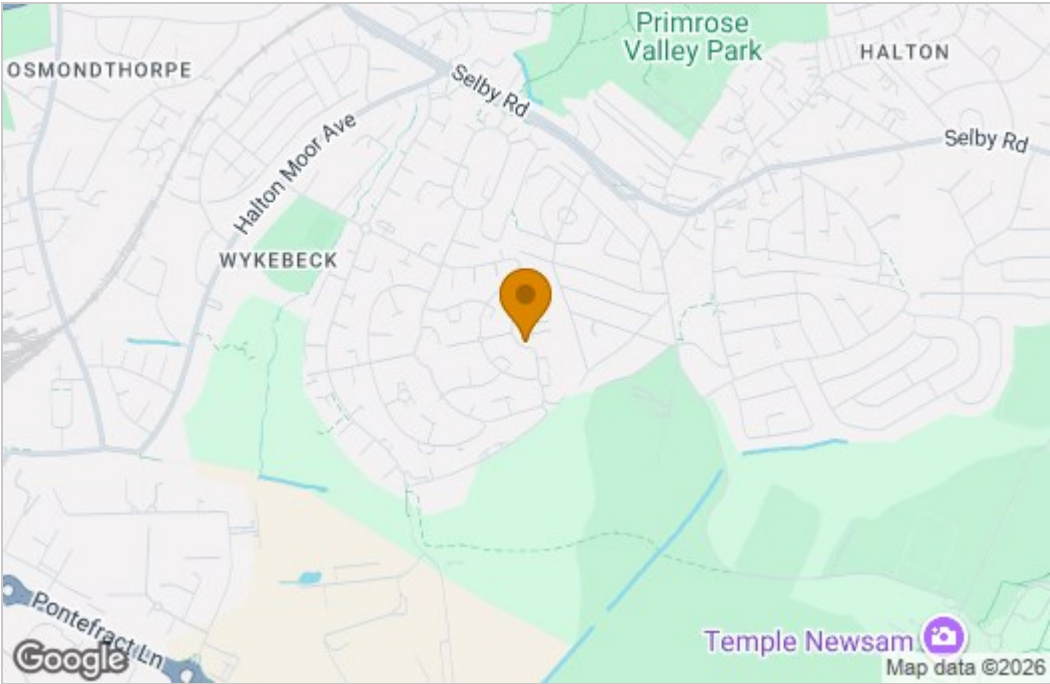


Grass laid to lawn to the rear elevation. Terrace area ideal for for barbecue. Large storage space to the rear. Driveway to the side elevation providing off street parking for multiple cars.

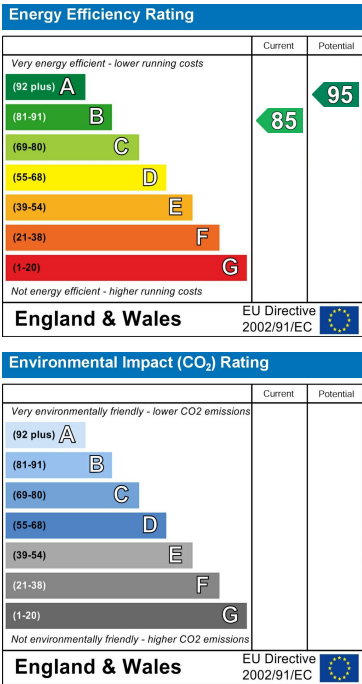
Floor Plan



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.

