



**Stoneacre**  
Properties



**Mayfield Road, Leeds, LS15 7SH**

**£260,000**

Offered to the market is this spacious three bedroom end terrace house located on Mayfield Road, Leeds. The property is situated close to all local amenities including: shops, schools and transport links. The property briefly comprises of: entrance, dining room, kitchen, lounge, second sitting room, hallway, downstairs shower room, utility, first floor landing, three bedrooms and family bathroom. Externally the property benefits from a low maintenance rear garden. This property is not one to be missed please contact the office today to arrange your viewing.

## ENTRANCE HALL WAY

Door to the front elevation. Window to front.

## LOUNGE



Double glazed window to the front elevation. Fire with surround. Two central heating radiators. French doors leading to second sitting room.

## SECOND SITTING ROOM

Two double glazed windows to the rear elevation. Central heating radiator.

## DINING ROOM



Double glazed window to the front, double glazed window to the side elevation. Central heating radiator. Space for dining table and chairs. Storage cupboard.

## KITCHEN



Range of wall and base units. Integrated oven with gas hob and extractor fan above. Space for dishwasher. Sink and drainer. Double glazed window to side elevation.

## DOWNSTAIRS SHOWER ROOM



Two double glazed frosted window to the rear. Walk in shower cubicle. Wash hand basin. Low flush w.c. Heated towel rail.

## HALL WAY

Central heating radiator. Door leading to side.

## UTILITY

Space for fridge, freezer and plumbing for washing machine.

## FIRST FLOOR LANDING

Doors off leading to bedroom one, two, three and family bathroom.

## BEDROOM ONE



Double glazed window to the front and rear elevation. Fitted wardrobes. Central heating radiator.

## BEDROOM TWO



Double glazed window. Fitted wardrobes. Central heating radiator.

## BEDROOM THREE



Double glazed window. Central heating radiator. Storage cupboard.

## FAMILY BATHROOM



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

## EXTERNAL



Externally the property benefits from a low maintenance garden with paving to the rear.

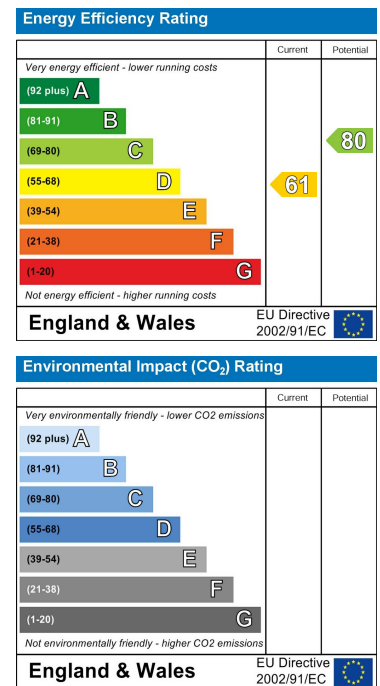
# Floor Plan



# Area Map



# Energy Efficiency Graph



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