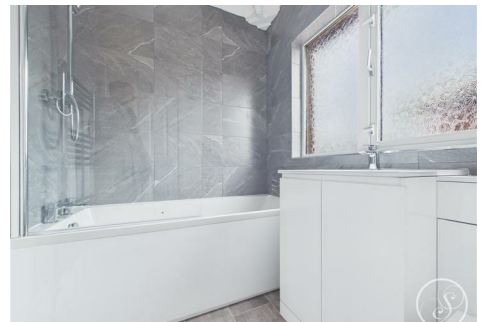




**Stoneacre**  
Properties



**Skelton Terrace, Leeds, LS9 9ES**

**£220,000**

Offered for sale is this recently updated three bedroom semi detached family home with alarm system. Situated in a popular area with easy access to Leeds City Centre. Comprising: lounge, kitchen/diner with large pantry/utility area, three bedrooms and a modern bathroom. Externally there are gardens to the front and rear. In addition there is off road parking and a garage. This property must be viewed to be fully appreciated.

### Entrance

External door to front. Central heating radiator. Staircase leading to first floor. Door into lounge.

### Lounge



To the front is a double glazed window. Central heating radiator.

### Kitchen/Diner



Fitted with a large range of wall and base units with work surfaces over incorporating a sink and drainer unit. Electric oven and hob with extractor over. Central heating radiator. Double glazed window to rear. Access into pantry/utility. External door to rear.

### Pantry/Utility

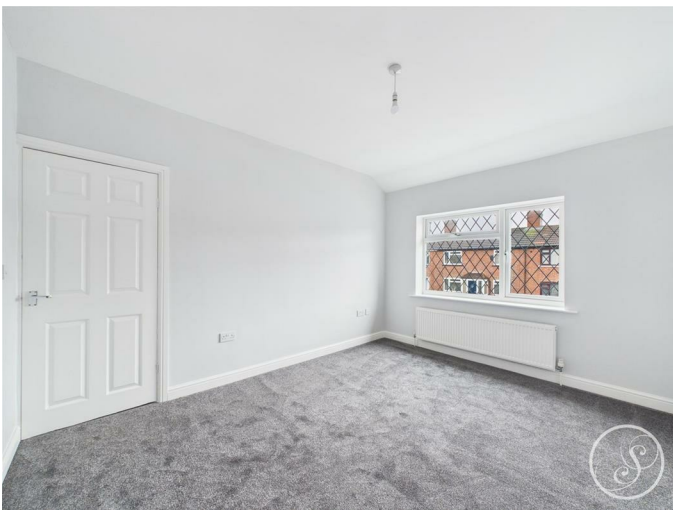
Two double glazed windows. Central heating boiler. Plumbing for washing machine.

### First Floor Landing



Double glazed window.

### Bedroom One



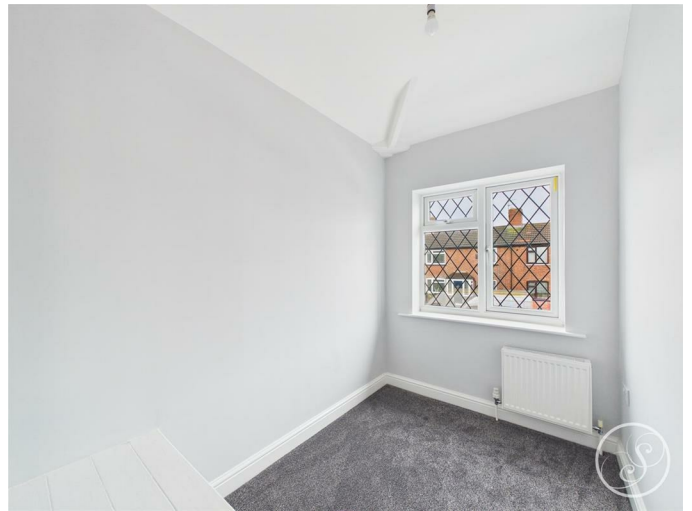
To the front is a double glazed window. Central heating radiator.

### Bedroom Two



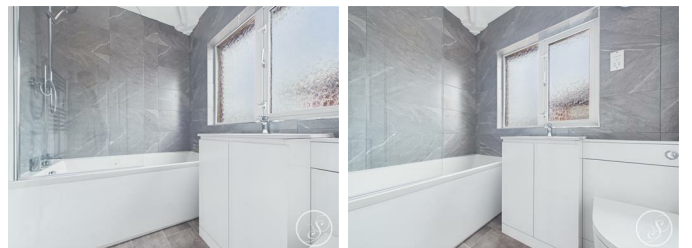
To the rear is a double glazed window. Central heating radiator.

### Bedroom Three



To the front is a double glazed window. Central heating radiator.

### Bathroom



Newly fitted white suite comprising bath with shower over, vanity wash hand basin and wc, heated towel rail, shaver point and half tiled. There is a double glazed window.

## External



To the front is a low maintenance garden with a driveway to the side. To the rear is a garden that is mainly laid to lawn.

## Garage

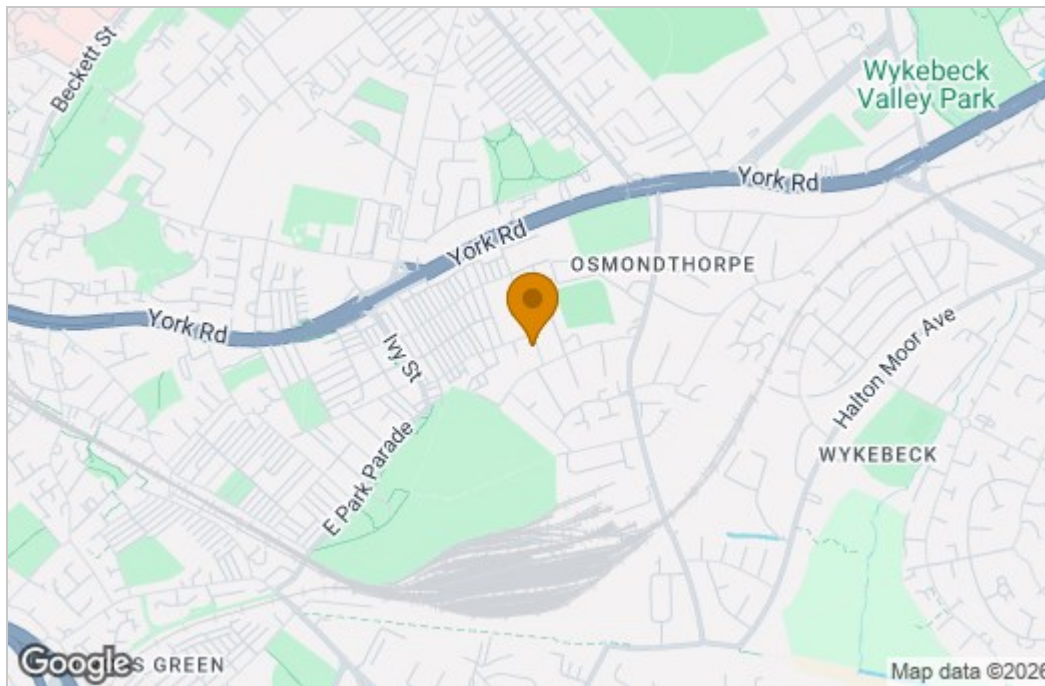


Power and light. Up and over door.

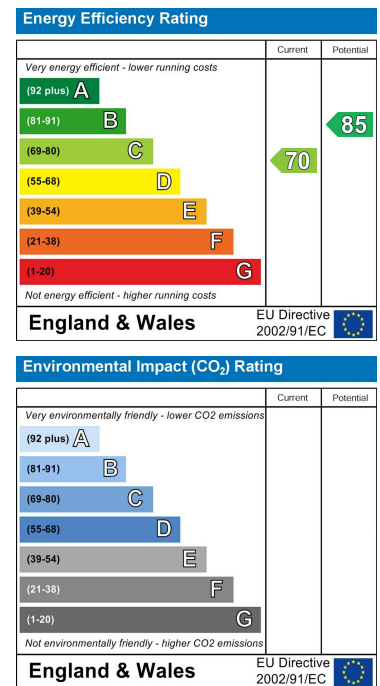
# Floor Plan



# 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.

