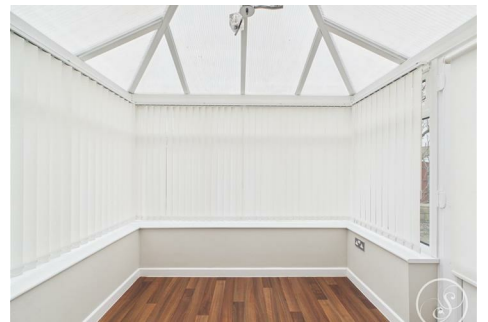




**Stoneacre**  
Properties



**Naburn Walk, Leeds, LS14 2BZ**

**£225,000**

Offered for sale is this unique property that offers versatile living. The property has been adapted to provide three rooms each one benefitting from a shower room. The entrance hall provides access into a bedroom/reception room. This then gives access to its own wet room. There is also a guest wc and a living room with built in storage. The kitchen has a wide range of modern wall and base units with plenty of space for a dining table. In addition there is a conservatory with access out to the garden. To the first floor is a further two bedrooms again each with access to its own ensuite facilities. There is also a room that could be used as a home office/dressing room or nursery. This property must be viewed to appreciate its full potential as either an investment or a family home.

## Entrance

Door to front. Staircase leading to first floor.

## Guest WC



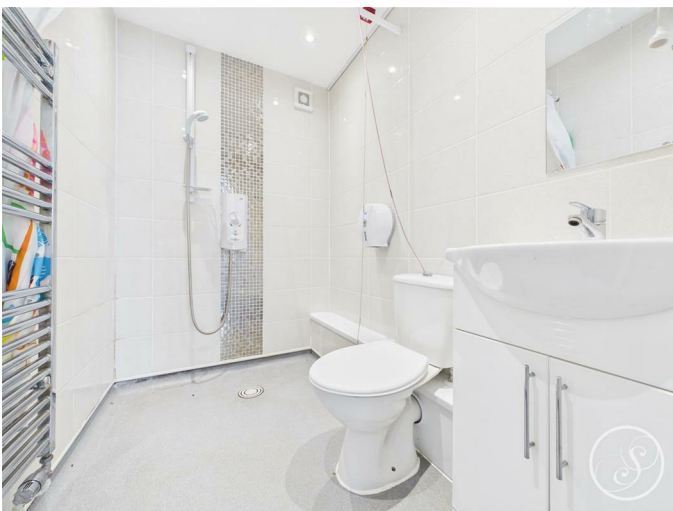
Fitted with a wc and a vanity wash hand basin. In addition there is a double glazed window and a heated towel rail.

## Bedroom One/Reception Room



To the front is a double glazed window. Central heating radiator. Access into wet room.

## Wet Room



Wet room with a wall mounted shower, vanity wash hand basin and wc. In addition there is tiling and a heated towel rail.

## Lounge



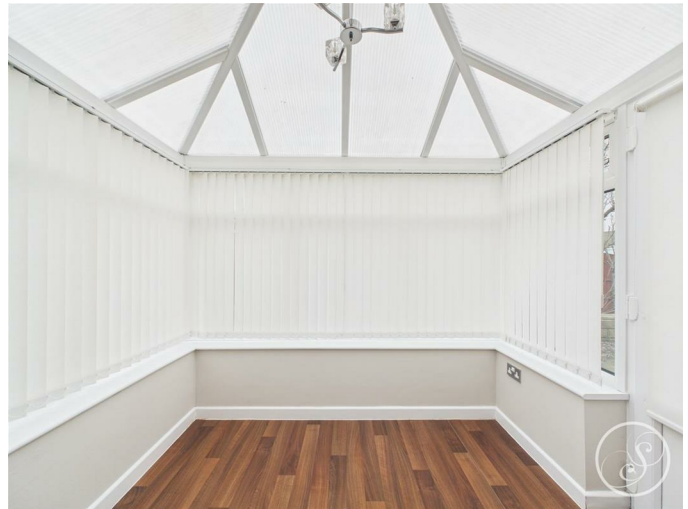
Double glazed window. Central heating radiator. Two built in storage cupboards.

## Kitchen/Diner



Fitted with a range of modern wall and base units with work surfaces over incorporating a sink and drainer unit. Electric oven and hob with cooker hood over. Central heating radiator. Door into garden. Access into conservatory. Space for dining table.

## Conservatory



Central heating radiator. Door leading out to the garden.

## First Floor Landing

Built in storage cupboard. Access into loft.

## Bedroom Two



Double glazed window. Central heating radiator. Access into ensuite.

### Ensuite



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

### Bedroom Three



Double glazed window. Central heating radiator. Built in storage cupboard. Access into ensuite.

### Ensuite



Fitted with a shower cubicle, vanity wash hand basin and wc. In addition there is tiling, double glazed window, built in storage cupboard and a heated towel rail.

### Office



Double glazed window. Central heating radiator.

### External



To the front and rear this property benefits from low maintenance gardens. To the side is a gated access area.

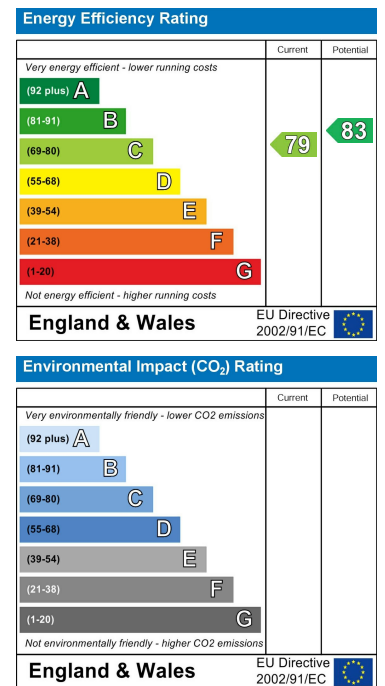
# Floor Plan



# 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.

