



**Stoneacre**  
Properties



**Dunhill Rise, Leeds, LS9 0EH**

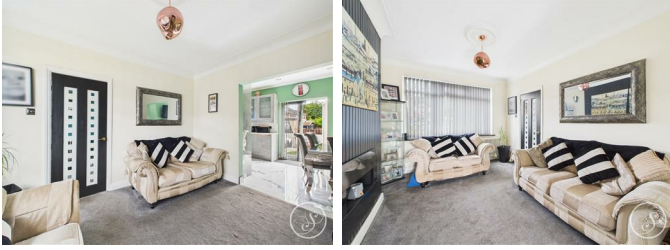
**£290,000**

Offered to the market is this beautifully presented four bedroom semi detached home. This property is located in a sought after position upon Dunhill Rise. Situated close to all local amenities including: shops, schools and transport links. The property comprises of: entrance, lounge, kitchen/diner, first floor landing, three bedrooms, family bathroom, second floor landing, bedroom four and bathroom. Externally the property benefits from a south facing rear garden with paved patio area and a large driveway to the front proving off street parking for multiple cars. This property is not one to be missed please contact the office today to arrange a viewing to make this stunning property your new home.

## ENTRANCE

Door to the front elevation. Central heating radiator.

## LOUNGE



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

## KITCHEN/DINER



Double glazed window to the side and rear elevation. French doors leading to the rear garden. Range of wall and base units. Integrated fridge/freezer, two ovens, microwave, hot plate drawer, wine fridge cooler, washing machine and dishwasher. Electric hob with extractor fan above. Central heating radiator. Space for dining table and chairs.

## FIRST FLOOR LANDING

Window to the side elevation. Doors off leading to bedrooms one, two, three and family bathroom.

## BEDROOM ONE



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

## BEDROOM TWO



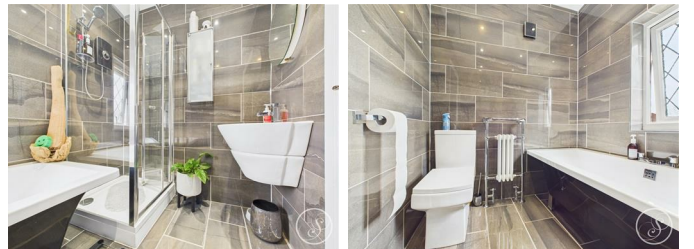
Double glazed window to the rear. Central heating radiator.

## BEDROOM THREE



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

## BATHROOM



Double glazed frosted window to the rear. Bath. Shower cubicle. Low flush w.c. Wash hand basin. Heated towel rail.

## SECOND FLOOR LANDING

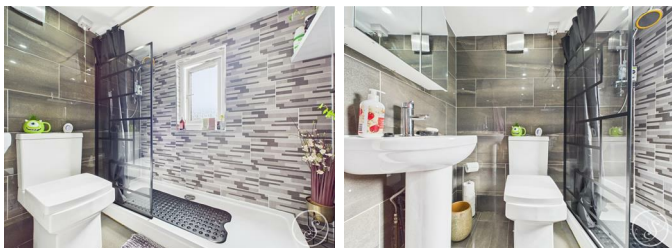
Double glazed window to the side elevation.

## BEDROOM FOUR



Double glazed window to the rear elevation. Two velux windows. Central heating radiator.

## SHOWER ROOM



Velux window. Shower cubicle. Low flush w.c Wash hand basin. Heated towel rail.

## EXTERNAL

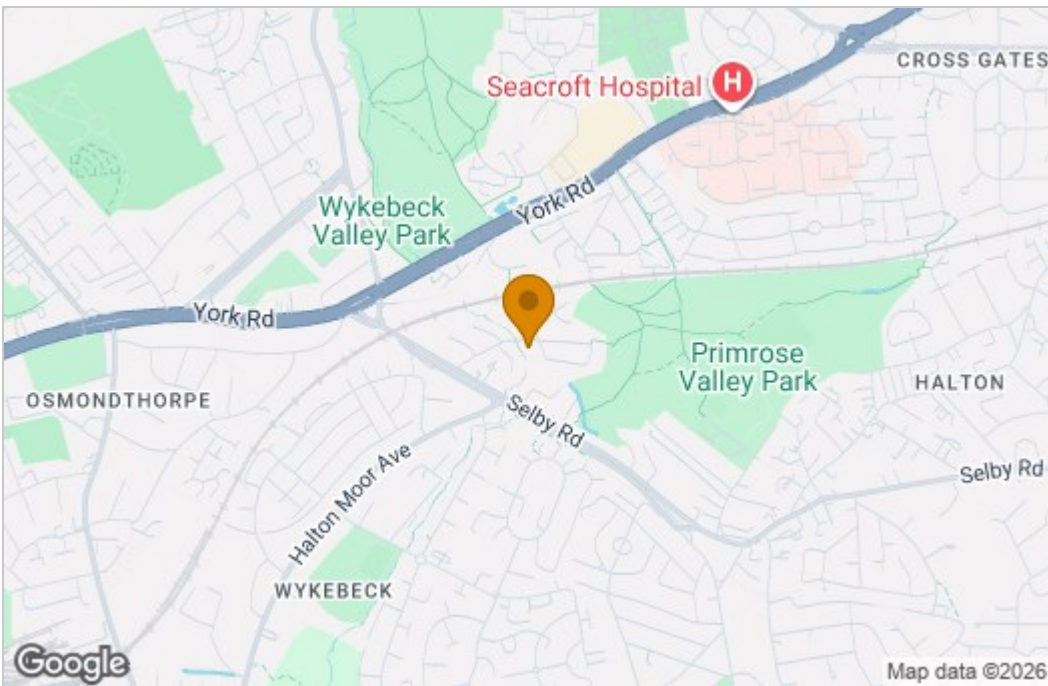


Externally the property has driveway to the front providing off road parking for multiple cars. Paved patio area to the rear elevation.

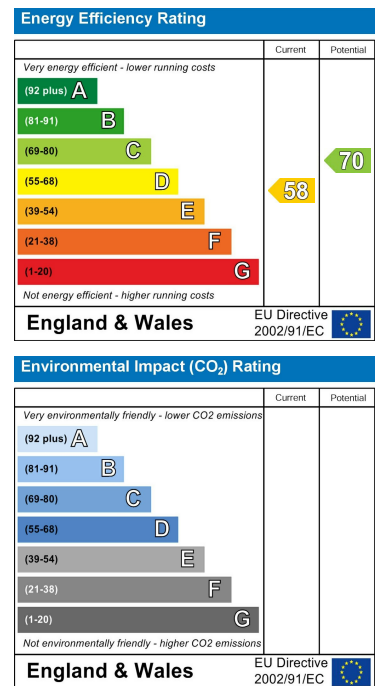
# Floor Plan



# Area Map



# Energy Efficiency Graph



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