



**Stoneacre**  
Properties



**Kennerleigh Avenue, Leeds, LS15 8RU**  
**Offers Over £250,000**

Offered to the market is this stunning two bedroom semi detached house located on Kennerleigh Avenue, Leeds. The property situated in a sought after location close to all local amenities including: shops, schools and transport links. The property briefly comprises of: entrance hall way, lounge/diner, kitchen, first floor landing, two bedrooms and family bathroom. Externally the property benefits from off street parking with driveway to the front. Grass laid to lawn to the rear elevation. Garage with power and lights. To make this beautiful house your home please contact the office today to arrange your viewing.

## ENTRANCE HALLWAY

Door to the front elevation. Double glazed window to the side elevation. Central heating radiator. Stairs leading to first floor landing.

## LOUNGE/DINER



Double glazed window to the front elevation. Central heating radiator. Space for dining table and chairs. French doors leading to the rear elevation.

## KITCHEN



Range of wall and base units. Integrated oven with induction hob and extractor fan above. Space for fridge freezer. Sink and drainer. Double glazed window to the rear elevation. Pantry area with space for washing machine.

## FIRST FLOOR LANDING

Double glazed window to the side elevation. Loft access.

## BEDROOM ONE



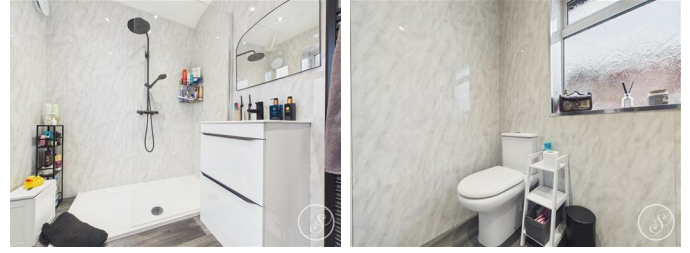
Double glazed window to the front elevation. Central heating radiator. Storage cupboard.

## BEDROOM TWO



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

## BATHROOM



Double glazed frosted window to the side elevation. Low flush w.c. Wash hand basin with storage below. Heated towel rail.

## EXTERNAL



Grass laid to lawn to the rear elevation. Driveway to the front and side elevation providing off street parking.

## GARAGE

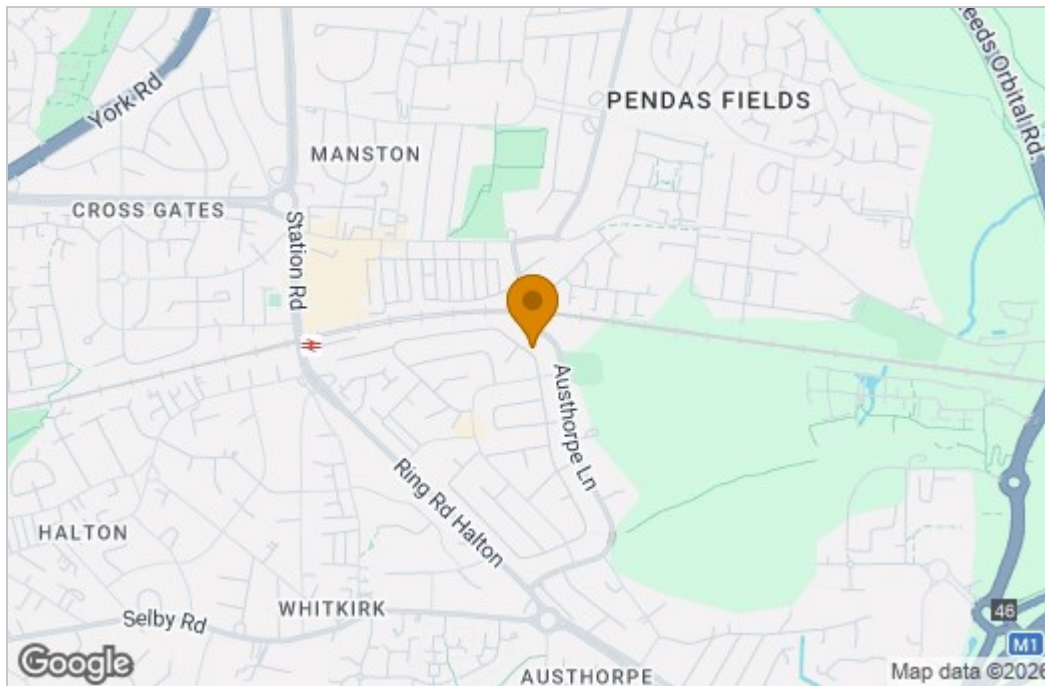


Power and light.

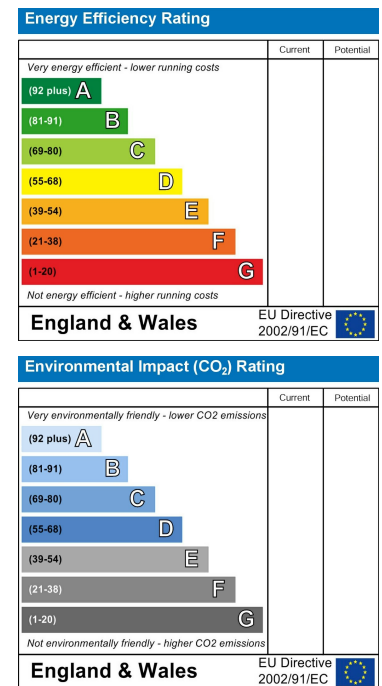
# Floor Plan



# Area Map



# Energy Efficiency Graph



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