



Stoneacre
Properties



High Bank View, Leeds, LS15 9DG

£200,000

This modern two-bedroom home offers a delightful blend of comfort and convenience, making it an ideal choice for families or professionals alike. As you enter, you are greeted by an entrance area featuring a built-in storage cupboard. The lounge boasts high ceilings, creating an airy and inviting atmosphere, ideal for relaxation or entertaining guests. The fitted kitchen is well-equipped, providing a functional space. The property comprises two generously sized double bedrooms, ensuring ample space for rest and personalisation. The bathroom is conveniently located, serving both bedrooms and providing a practical layout for daily living. To the rear is a lovely garden, complete with a lawn and patio area, perfect for enjoying the outdoors or hosting summer gatherings. Additionally, the property features an electric garage door that leads to a parking area, offering secure and convenient off-street parking. Situated close to local amenities, schools, and transport links, this home is perfectly positioned for easy access to everything you need. Whether you are commuting to work or enjoying the vibrant community, this location offers the best of both worlds.

Entrance

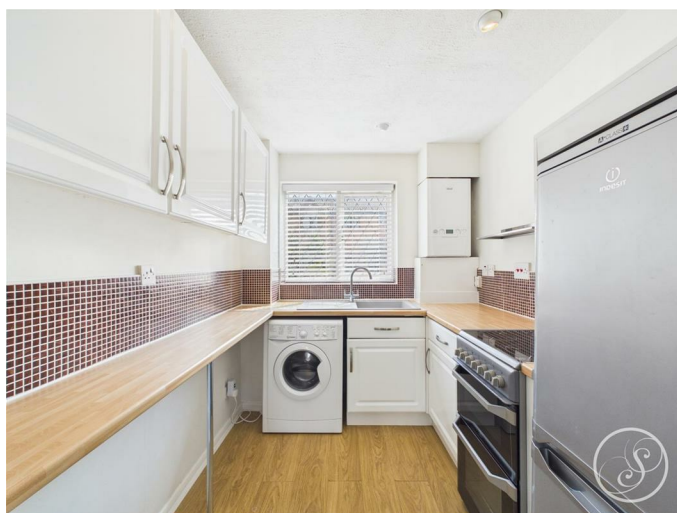
Door to front. Built in storage cupboard.

Lounge



Beautiful high ceiling. Staircase leading to first floor. Patio door leading out to the rear garden.

Kitchen



Fitted with a range of wall and base units with work surfaces over incorporating a sink and drainer unit. Plumbing for washing machine, space for electric oven, space for fridge/freezer. Window to the front.

Bedroom One



Window to front. Central heating radiator.

Bedroom Two



Window to front. Central heating radiator.

Bathroom



Fitted with a bath with shower over, wash hand basin and wc.

External



To the front an electric garage door opens by remote to a parking area. To the rear is a well maintained garden that is mainly laid to lawn with a patio area.

Floor 0

Kitchen
2.34 x 2.12 m
7'8" x 6'11"

Lounge
5.04 x 3.86 m
16'6" x 12'7"

Entry
1.63 x 1.13 m
5'4" x 3'8"

Floor 1

Bedroom One
4.03 x 2.61 m
13'2" x 8'6"

Bedroom Two
3.48 x 2.65 m
11'5" x 8'8"

Bathroom
2.24 x 1.33 m
7'4" x 4'4"

Landing
1.02 x 1.97 m
3'4" x 6'5"

Approximate total area⁽¹⁾
51.70 m²
556.53 ft²

Reduced headroom
1.31 m²
14.09 ft²

(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360

A map of the Austhorpe area in Leeds. A brown location pin is placed at the intersection of Ring Rd Halton and Selby Rd. The map shows surrounding roads including Selby Rd, Ring Rd Halton, Austhorpe Ln, and Stile Hill Way. Landmarks such as Whitkirk Field and Temple Newsam Park are labeled. The map also shows the M1 motorway and the A46 road. The Google logo is visible in the bottom left corner, and the text 'Map data ©2020' is in the bottom right corner.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G		65	83
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G			
<i>Not environmentally friendly - higher CO2 emissions</i>			
England & Wales		EU Directive 2002/91/EC	

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