



**Stoneacre**  
Properties



**Knightsway, Leeds, LS15 7BP**

**£320,000**

Stoneacre Properties are delighted to offer for sale this beautifully presented extended three bedroom semi detached family home. Located in a sought after location this property offers easy access to all the amenities on offer at Crossgates including the train station. Comprising to the ground floor: entrance hall, lounge, modern fitted kitchen/diner and sitting room/play area. To the first floor is three bedrooms and a stunning four piece bathroom suite. Externally this property is sat upon a corner plot that is mainly laid to lawn with ample off street parking and a garage that is currently used as a home gym. Viewings are highly recommended to fully appreciate all that this fine home has to offer.

## Entrance Hall



Door to front. Staircase leading to first floor. Central heating radiator. Under stairs storage cupboard. Alarm panel.

## Lounge



To the front is a double glazed window. Central heating radiator. Media wall with modern built in fire.

## Kitchen/Diner



Fitted with a range of wall and base units with work surfaces over incorporating a sink and drainer unit. Electric double oven and hob with extractor fan over. Built in microwave. Central heating radiator. Double glazed window. External door to side.

## Sitting Room/Play Area



Central heating radiator, Door leading to the rear.

## First Floor Landing Access into loft.

## Bedroom One



To the front is a double glazed window. Central heating radiator. Built in wardrobes and dressing table.

## Bedroom Two



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

## Bedroom Three



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

## Bathroom



Fitted with a modern four piece suite comprising: free standing bath, separate shower, vanity wash hand basin and wc. In addition there is a central heating radiator, two double glazed windows and modern tiling.

## External



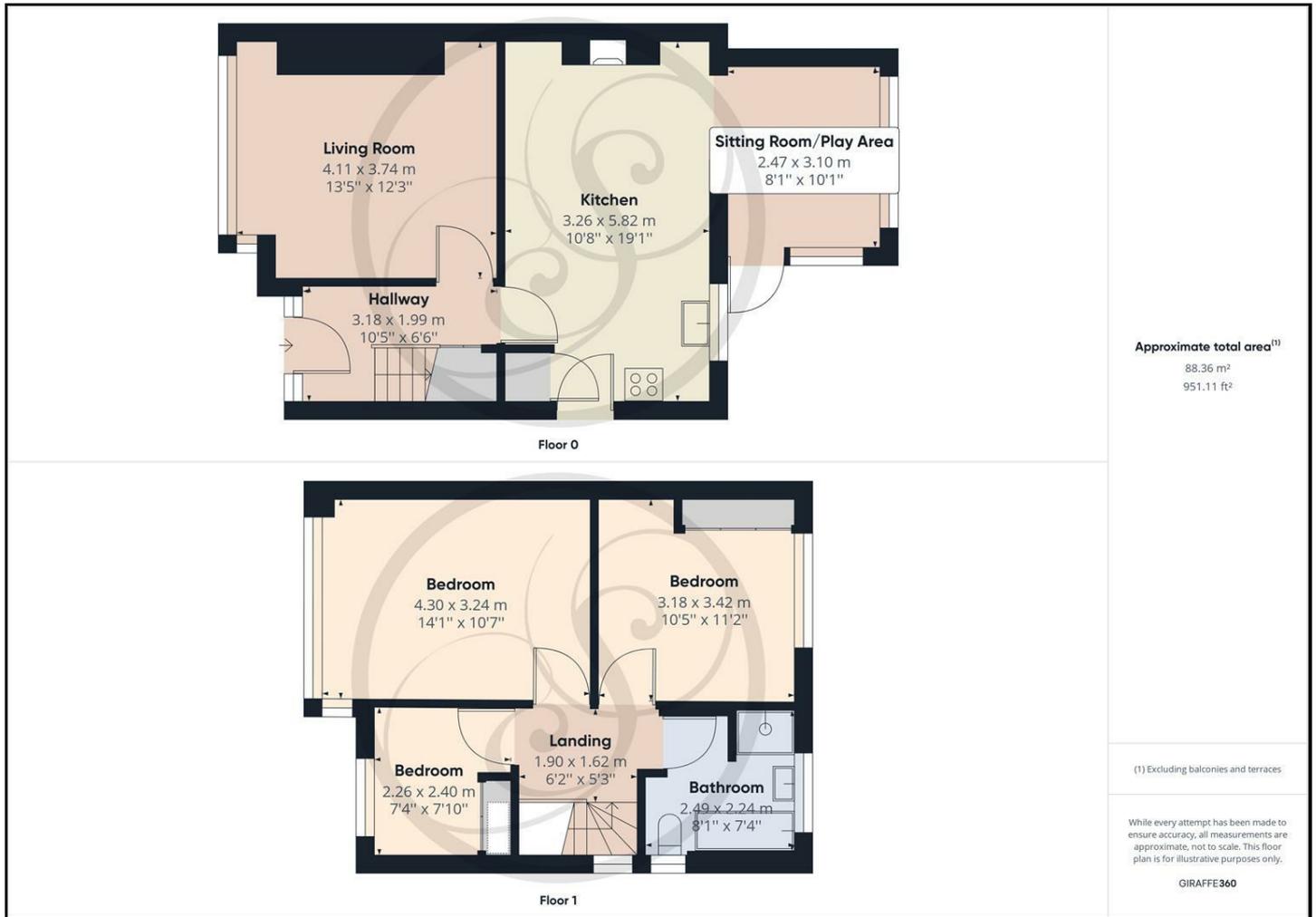
The property is sat upon a corner plot and is mainly laid to lawn with a decking area. There is also a spacious driveway that leads to a garage.

## Garage

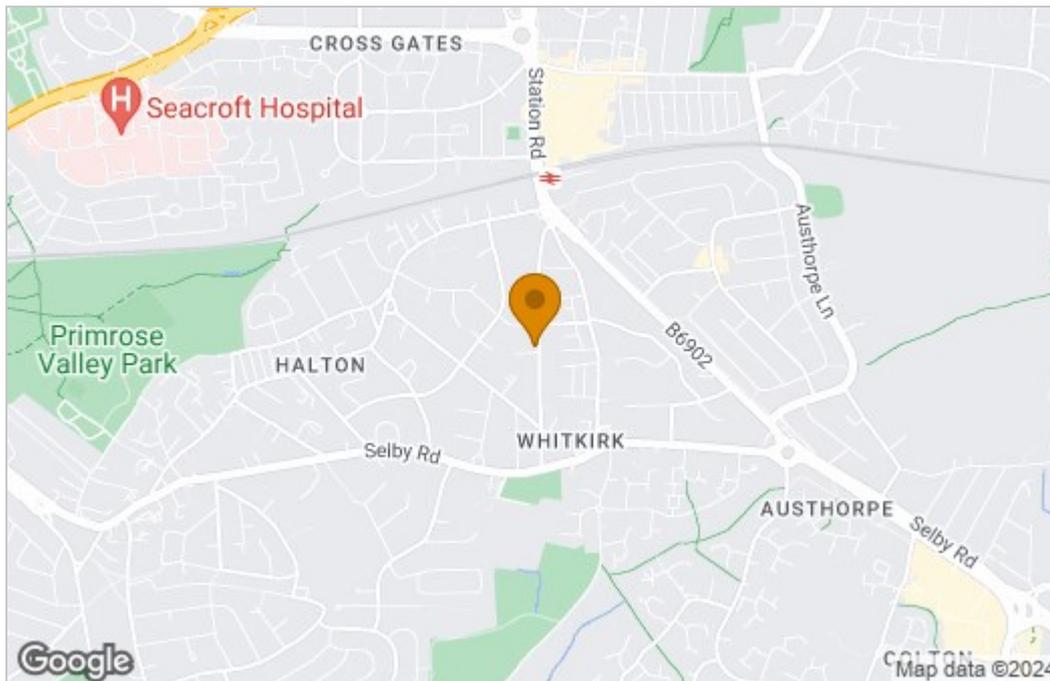


Currently used as a home gym. Wall mounted electric radiator. Up and over door.

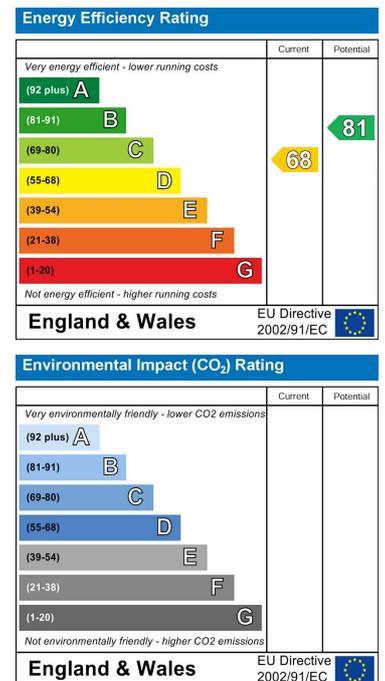
# Floor Plan



# Area Map



# Energy Efficiency Graph



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