



**Stoneacre**  
Properties



**Yew Tree Lane, Leeds, LS15 9JD**  
**Offers Over £300,000**

Offered to the market is this spacious three bedroom detached house located on Yew Tree Lane, Leeds. The property is situated in a sought after location close to all local amenities including: shops, schools and transport links. The property briefly comprises of: entrance hallway, guest wc, living room/diner, kitchen, large sun room, first floor landing, three bedrooms with master having ensuite and family bathroom. Externally the property benefits from driveway to the front elevation providing off street parking. Grass laid to lawn to the rear elevation. Garage. This property is not one to be missed to arrange your viewing please contact the office today.

## ENTRANCE HALLWAY

Door to the front elevation.

## Guest WC



Fitted with a wc and wash hand basin

## LIVING ROOM/DINER



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

## KITCHEN



Range of wall and base units. Gas hob and extractor fan above. Sink and drainer. Double glazed window. Plumbing for washing machine. Central heating radiator.

## SUN ROOM



Double glazed windows. Central heating radiator.

## FIRST FLOOR LANDING

Loft access. Doors off leading to bedroom one, two, three and family bathroom.

## BEDROOM ONE



Double glazed window. Central heating radiator.

## ENSUITE



Double glazed frosted window. Low flush w.c. Wash hand basin. Central heating radiator.

## BEDROOM TWO



Double glazed window. Central heating radiator.

### BEDROOM THREE



Double glazed window. Central heating radiator.

### FAMILY BATHROOM



Double glazed window. Bath. Low flush w.c. Wash hand basin. Central heating radiator.

### EXTERNAL



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

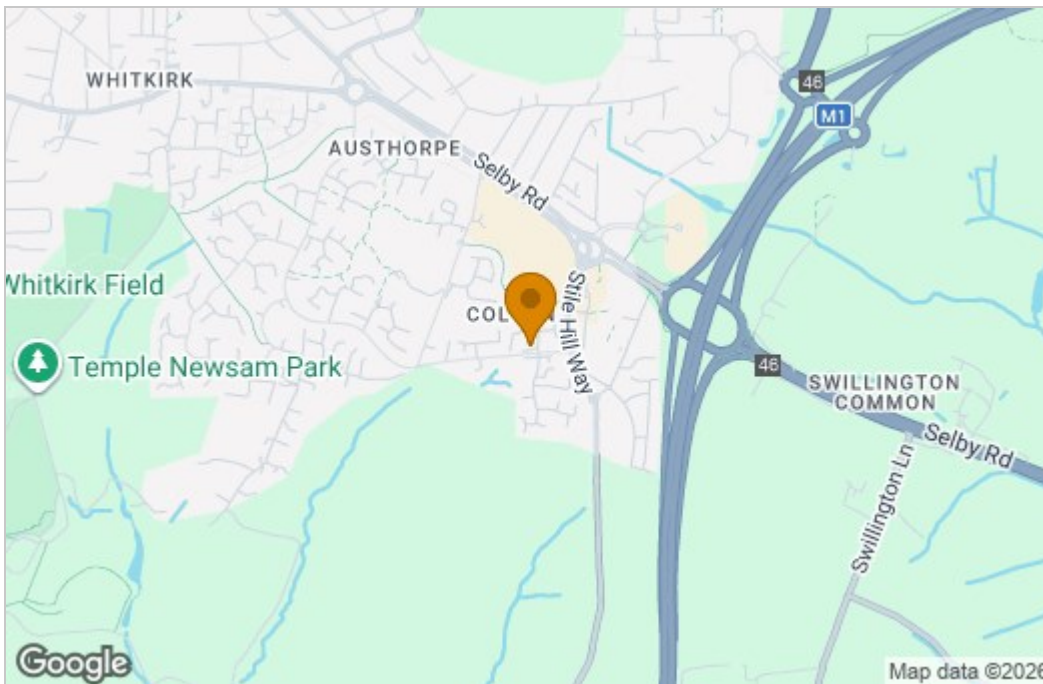
### GARAGE

Ideal for additional storage.

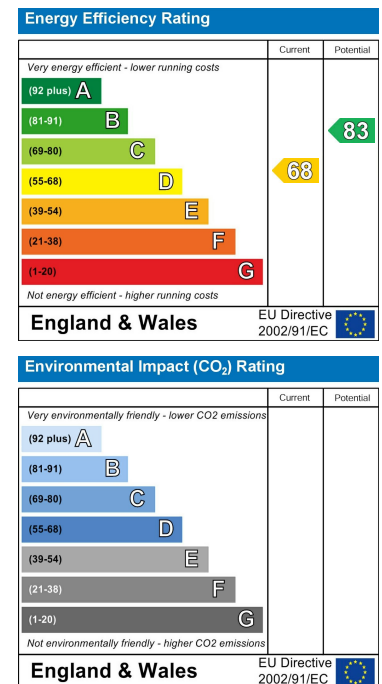
# Floor Plan



# Area Map



# Energy Efficiency Graph



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