



**Stoneacre**  
Properties



**Hansby Avenue, Leeds, LS14 6LE**

**£215,000**

Offered for sale this beautifully finished three bedroom semi detached property. Ideally located for commuters with access into Leeds City Centre, York and Crossgates. Close to the new Ring Road, A1 and M1. Local schools and other amenities nearby. Comprising of a; entrance hall, kitchen diner, lounge, three bedrooms and family bathroom. Externally the property has a driveway to the front and a spacious rear garden laid to lawn with patio seating areas. Viewings are highly recommended to appreciate all this property has to offer.

## ENTRANCE HALLWAY

Door to front. Stairs to first floor accommodation. Storage cupboard.

## KITCHEN DINER



Beautifully finished kitchen diner comprising of wall and base units with integrated electric oven, microwave and dishwasher. Plumbing for a washing machine. Work surfaces incorporating a sink with drainer and induction hob with cooker hood above. Raised breakfast bar seating and space for a dining room table. Double glazed windows to the rear. French doors to the rear. Door to the side garden. Access in to the lounge.

## LOUNGE



Double glazed window to the front. Central heating radiator.

## FIRST FLOOR LANDING

Access into the boarded loft via drop down ladder. Double glazed window to the side.

## BEDROOM ONE



Double bedroom with walk in wardrobe. Central heating radiator. Double glazed window to the front.

## BEDROOM TWO



Central heating radiator. Double glazed window to the rear.

## BEDROOM THREE



Central heating radiator. Double glazed window to the front.

## BATHROOM



Comprising of a bath, shower cubicle, wc and wash hand basin. Central heating radiator. Window to the rear.

## EXTERNAL



Externally the property has a driveway to the front with further on street parking. To the rear is a spacious garden laid to lawn with patio areas to the top and lower tier.

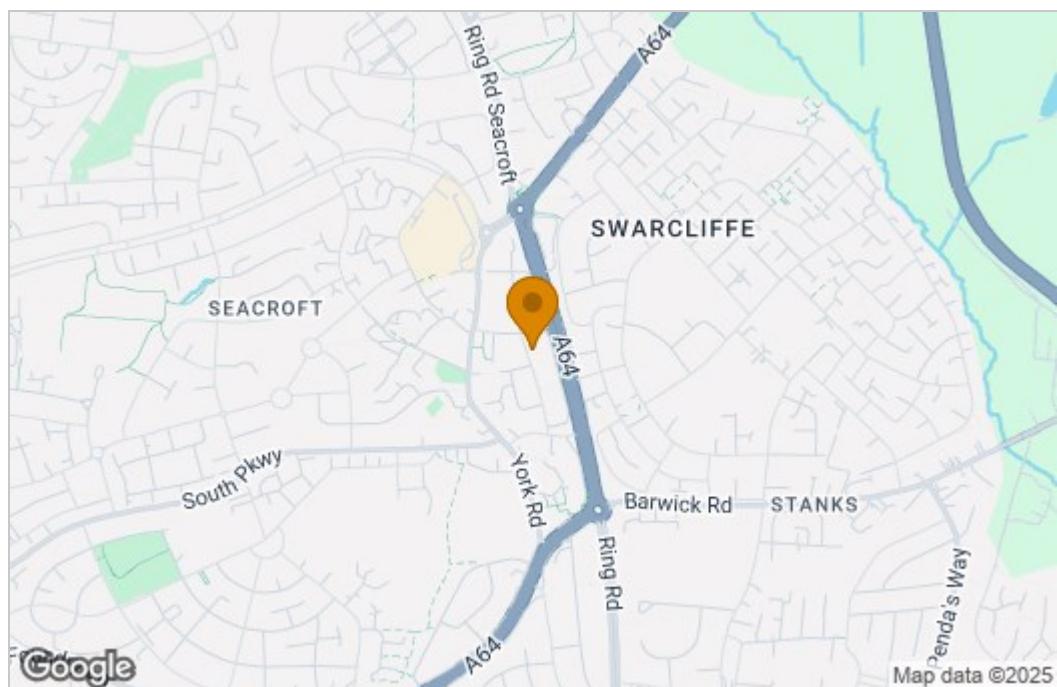
## AGENT NOTE

We have been advised that this property is of non-standard construction: Airey:Improved.

## Floor Plan



## Area Map



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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