



**Stoneacre**  
Properties



**Burr Tree Vale, Leeds, LS15 9EF**

**£275,000**

**\*\*\*NO CHAIN\*\*\*** Stoneacre Properties are delighted to be able to offer for sale a detached family home which can be found in the highly sought after Colton village and therefore close to all local amenities as well as motorway links. The house is offered in good decorative condition and features a delightful through reception room, a conservatory, a modern fitted kitchen, three bedrooms and a modern bathroom/WC. There is also an enclosed rear garden and a garage with off street parking. Early viewings are highly recommended.



## Entrance



Door to front. Staircase leading to first floor.

## Kitchen



Fitted kitchen with a range of wall and base units with work surfaces over incorporating a sink and drainer unit. Electric oven and gas hob. Plumbing for automatic washing machine. To the front is a double glazed window.

## Lounge



To the rear is a sliding patio door that leads into the conservatory. Under stairs storage cupboard. Feature fire surround.

## Conservatory



Door leading out to the rear garden. Air conditioning unit.

## First Floor Landing

Access into loft. Built in storage cupboard.

## Bedroom One



Fitted with a range of wardrobes and storage. To the rear is a double glazed window. Radiator.

## Bedroom Two



To the front is a double glazed window. Fitted wardrobes. Radiator.

## Bedroom Three



To the rear is a double glazed window. Radiator.

## Bathroom



Fitted with a bath with shower over, wash hand basin and wc. In addition there is part tiling, radiator and a double glazed window.

## External



To the front is a driveway that leads to a a garage.  
To the rear is a low maintenance garden with Astro  
turf.

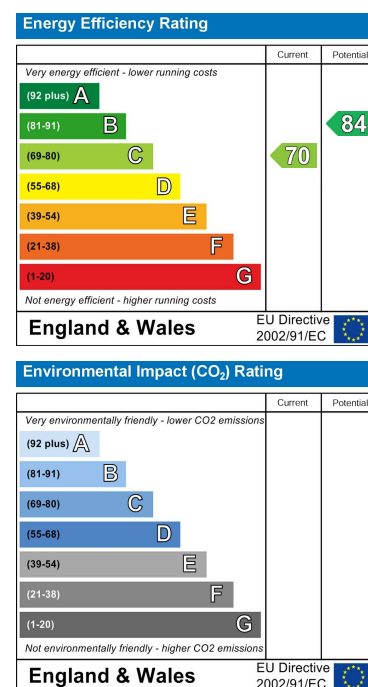
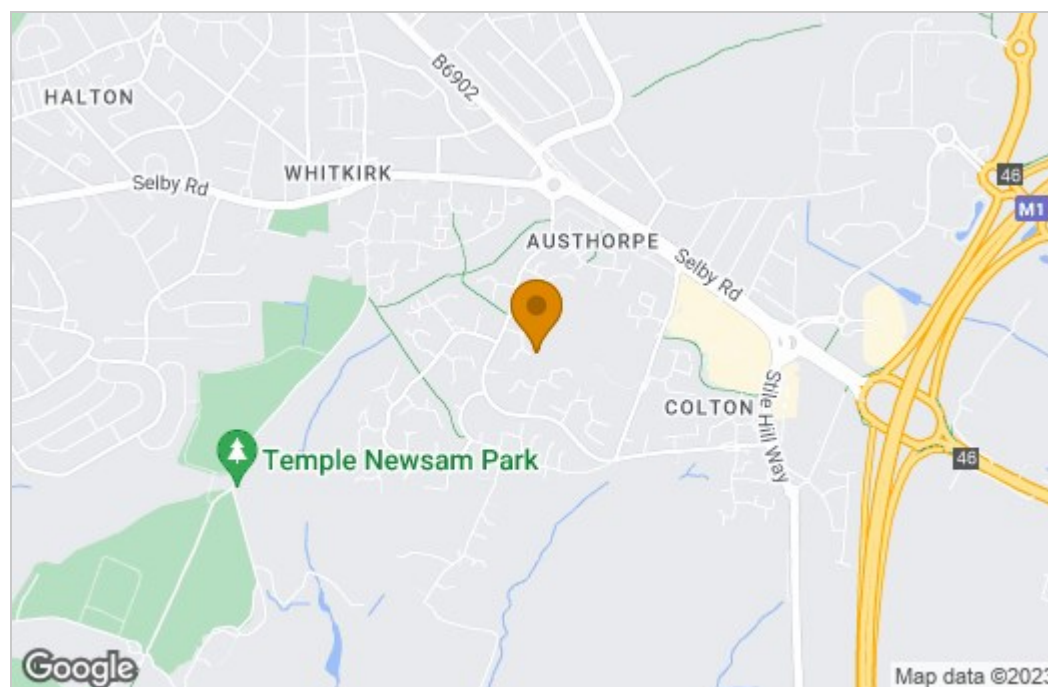
## Garage

Power and light.

## Floor Plan



## Area Map



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1 Colton Road, Leeds, West Yorkshire, LS15 9AA  
Tel: 0113 260 9111 Email:  
east@stoneacreproperties.co.uk <https://www.stoneacreproperties.co.uk>

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