Stoneacre
Properties

Birch Avenue,, Leeds, LS15 7QY

Offers Over £240,000

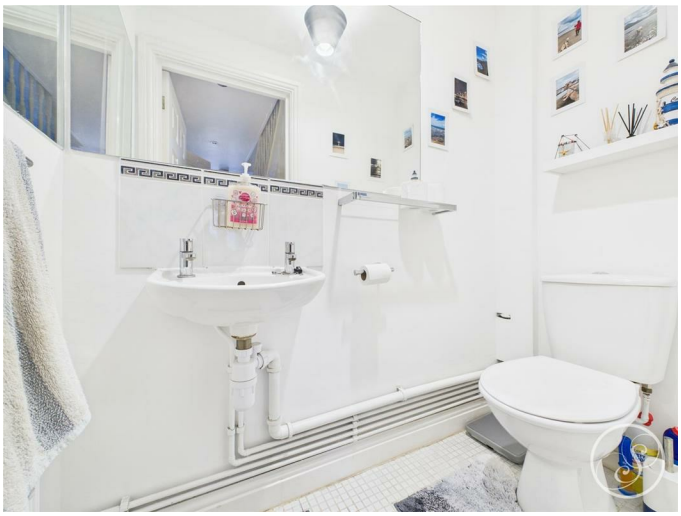
Offered to the market is this well presented three bedroom town house located on Birch Avenue, Leeds. This property is situated in an ideal location close to all local amenities including: shops, schools and transport links. The property brifley comprises of: entrance hall way, garage/utility, guest w.c, first floor landing, living room, kitchen, second floor landing, three bedrooms with master having en suite and a family bathroom. Externally the property benefits from a driveway providing off street parking. To the rear is a low maintanance garden with grass laid to lawn. This beautiful property is not one to be missed to arrange your viewing please contact the office today.

ENTRANCE HALL WAY
Door to the front elevation. Double glazed window to the side elevation. Understair storage.

GARAGE/UTILITY

Utility space with base units. Sink and drainer. Plumbing for washing machine. French doors leading to the rear garden. Two central heating radiators.

GUEST W.C



Low flush w.c Wash hand basin. Central heating radiator.

FIRST FLOOR LANDING
Double glazed window to the front elevation. Central heating radiator.

KITCHEN

Range of wall and base units. Integrated oven with gas hob and extractor fan above. Space for fridge freezer. Sink and drainer. Storage cupboard. Two double glazed windows to the rear elevation.

LIVING ROOM

French doors to the front elevation. Central heating radaitor.

SECOND FLOOR LANDING
Loft access.

BEDROOM ONE

Double glazed window to the rear elevation. Central heating radiator. Door off leading to en suite.

EN SUITE

Velux window. Low flush w.c. Wash hand basin. Shower cubicle. Central heating radaitor.

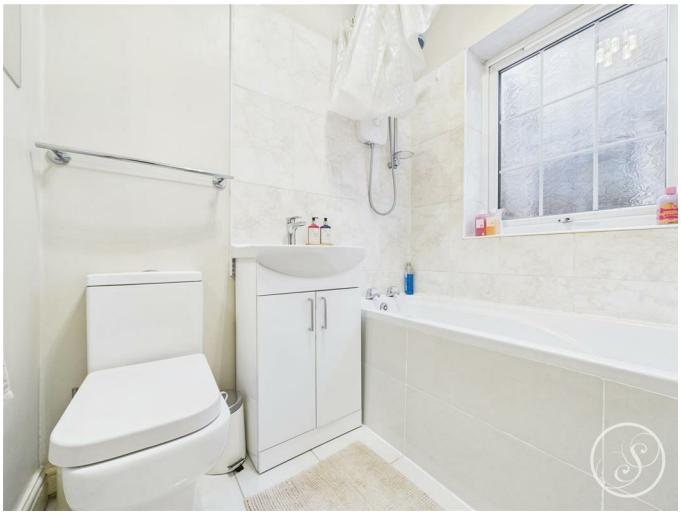
BEDROOM TWO

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

BEDROOM THREE

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

BATHROOM



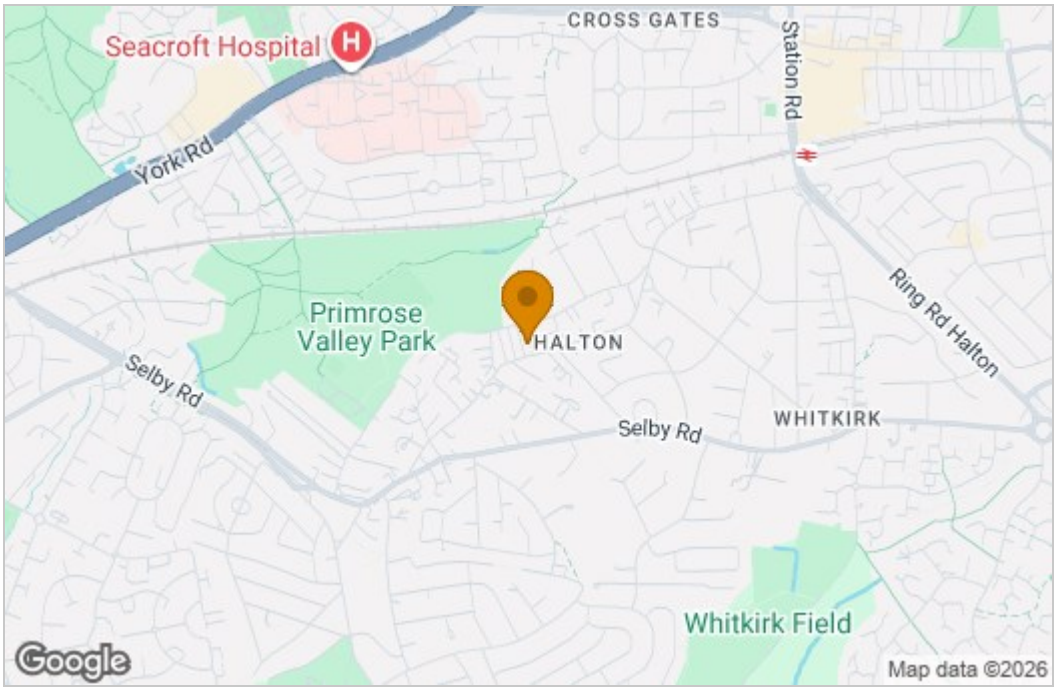
Double glazed window to the side elevation. Low flsuh w.c. Wash hand basin. Bath with shower above.

EXTERNAL

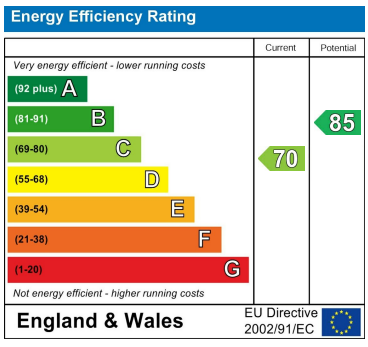
Drive way to the front elevation providing off street parking. Grass laid to lawn to the rear.

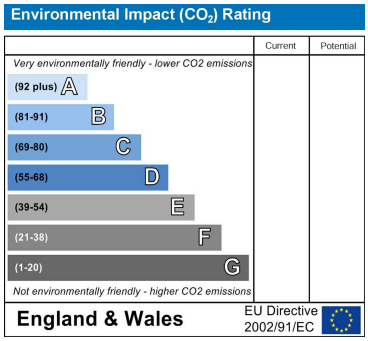
Floor Plan

Area Map



Energy Efficiency Graph





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