Silkstone Court, Leeds, LS15 8TW
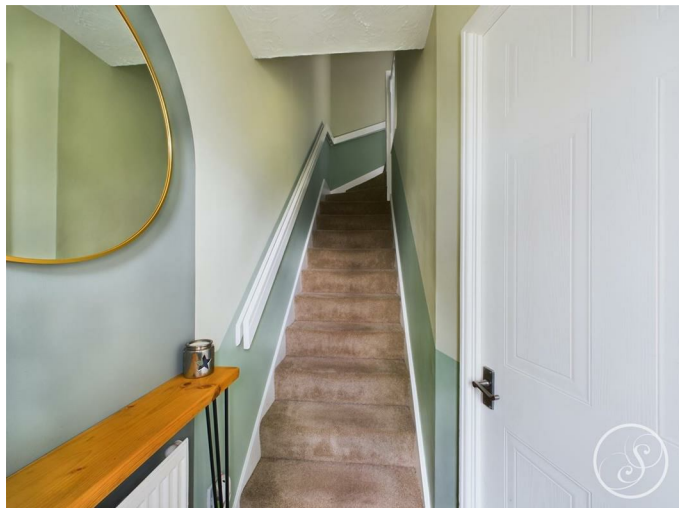
£230,000

Stoneacre Properties are delighted to offer for sale a two bedroom terrace situated in a cul-de-sac off The Ring Road in Crossgates. The property is situated close to local schools, shops and amenities including the Crossgates Train Station. The well presented property comprises: entrance hall, lounge, kitchen / diner. Stairs lead to the first floor accommodation comprising two bedrooms and house bathroom. Externally, the property features a garden to the rear and garage with up and over door.

Entrance

Door to front, stairs case leading to first floor, and a central heating radiator.

Lounge

Double glazed window to the front. Storage cupboard. Central heating radiator
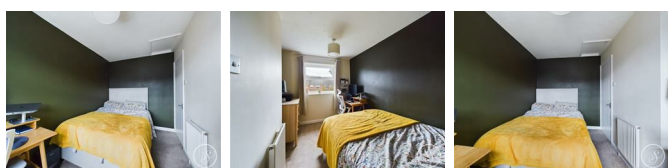
Kitchen/Diner

Fitted with a range of wall and floor units, integrated oven, four ring gas stove with cooker hood above. Plumbing for a washing machine. Space for a fridge/freezer. Double glazed window to the rear. Door to the rear leading to garden.

Bedroom One

Double glazed box window. Built in storage cupboards. Central heating radiator.

Bedroom Two

Double glazed window to the rear. Central heating radiator. Loft access.

Bathroom

Modern bathroom suite with wc, wash hand basin, bath with hand held shower above. Central heating radiator.

External

Driveway and garden to the front. To the rear is a lawned area and patio seating area.
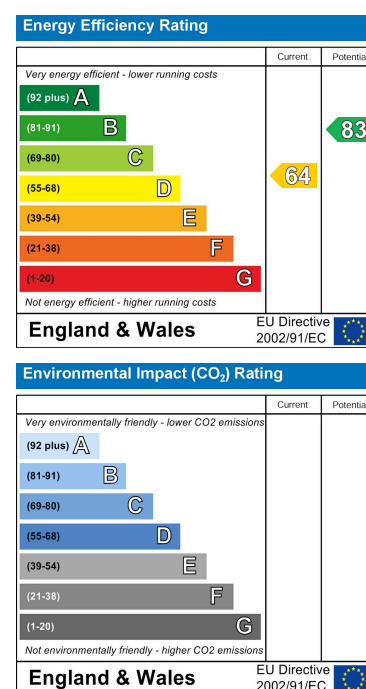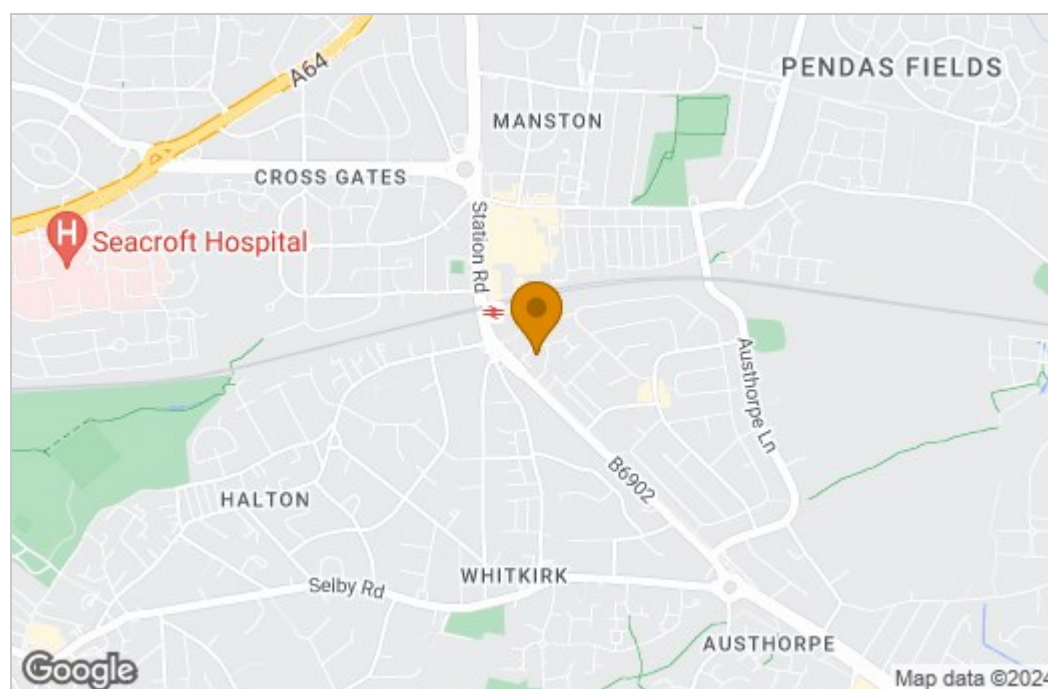
Garage

Up and over door. Power and lights. Door to rear.

Floor Plan

Floor 0

Hallway
1.43 x 1.23 m
4'8" x 4'0"

Lounge
4.64 x 3.07 m
15'2" x 10'0"

Kitchen Diner
2.38 x 3.91 m
7'9" x 12'9"

Floor 0

Floor 1

Landing
1.60 x 0.88 m
5'2" x 2'10"

Bathroom
2.46 x 1.49 m
8'0" x 4'10"

Bedroom One
2.84 x 3.92 m
9'3" x 12'10"

Bedroom Two
3.56 x 2.18 m
11'8" x 7'1"

Floor 1

Approximate total area[1]
53.32 m^2
573.92 ft^2

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

Area Map

Energy Efficiency Graph

Energy Efficiency Rating

		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			83
(69-80) C			
(55-68) D		64	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			

England & Wales | EU Directive 2002/91/EC

Environmental Impact (CO$_2$) Rating

		Current	Potential
Very environmentally friendly - lower CO2 emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO2 emissions			

England & Wales | EU Directive 2002/91/EC

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