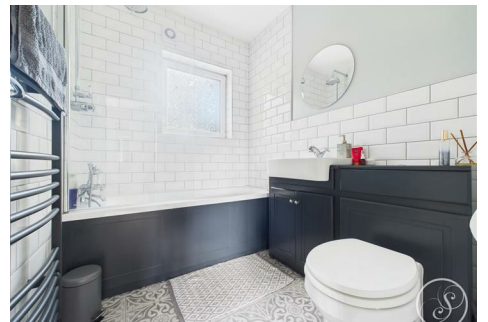




**Stoneacre**  
Properties



**Birch Crescent., Leeds, LS15 7SU**  
**Offers Over £200,000**

Offered to the market is this stunning two bedroom terraced property, located on Birch Crescent, Leeds. This property is situated in a sought after location close to all local amenities including: shops, schools and transport links making everyday life easy. The property comprises of: entrance, lounge, hallway, kitchen/diner, porch, first floor landing, two bedrooms and bathroom. Externally the property benefits from driveway to the front providing off road parking, to the rear is a low maintenance garden. This property is not one to be missed to make this house your home please contact the office today to arrange your viewing.

## ENTRANCE

Stairs leading to first floor landing.

## LOUNGE



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

## HALL WAY

Storage cupboard. Door leading to kitchen/diner.

## KITCHEN/DINER



Range of wall and base units. Integrated oven with gas hob and extractor fan above. Integrated fridge/freezer. Plumbing for washing machine. Double glazed window to the rear elevation. Central heating radiator. Door leading to porch.

## PORCH

Double glazed windows to the rear. Door leading to rear.

## FIRST FLOOR LANDING

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

## BEDROOM ONE



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

## BEDROOM TWO



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

## BATHROOM



Double glazed frosted window to the rear elevation. Low flush w.c. Wash hand basin with storage below. Bath with shower above. Heated towel rail.

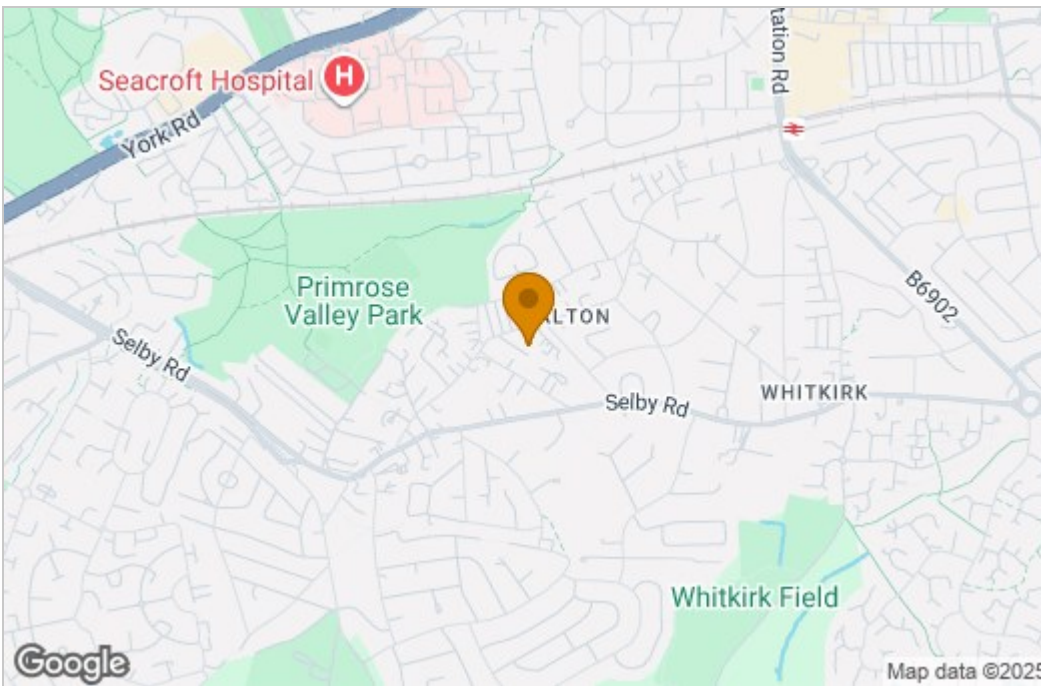
## EXTERNAL



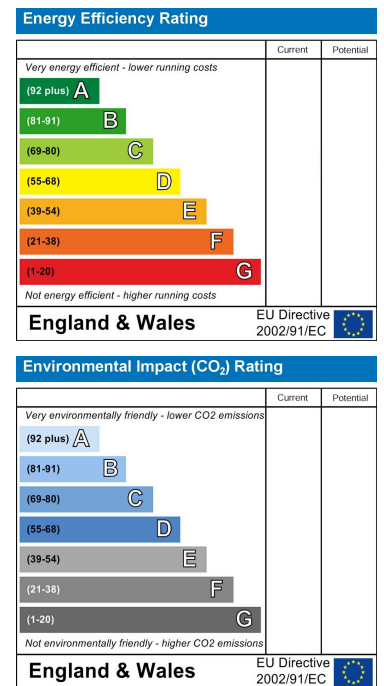
Externally the property has a drive way providing off road parking. To the rear is a low maintenance garden.

# Floor Plan

## Area Map



## Energy Efficiency Graph



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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