



**Stoneacre**  
Properties



**Kelmscott Crescent, Leeds, LS15 8JY**

**£280,000**

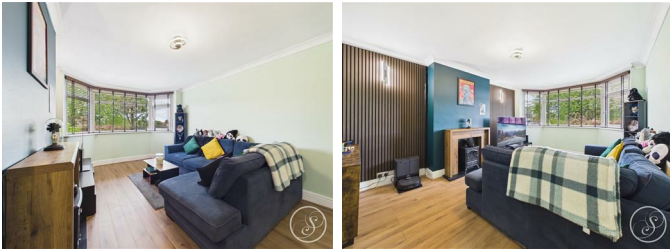
**\*\*\*BEAUTIFULLY PRESENTED\*\*\*** Offered to the market is this stunning three bedroom semi detached property located on Kelmscott Crescent, Leeds. The property is situated in a sought after location close to all local amenities including: shops, schools and transport links. The property briefly comprises of: entrance hallway, living room, kitchen/diner, first floor landing, three bedrooms and family bathroom. Externally the property benefits from front and rear garden with grass laid to lawn. Driveway to the front elevation providing off street parking. This beautiful property is not one to be missed to make this house your home please contact the office today to arrange your viewing.

## ENTRANCE HALL WAY



Door to the front elevation. Under stair storage cupboard. Central heating radiator.

## LIVING ROOM



Double glazed window to the front elevation fitted with Hillary blinds. Central heating radiator. Electric fire.

## KITCHEN/DINER



Range of wall and base units. Integrated oven, microwave and dishwasher. Plumbing for washing machine. Space for fridge/freezer. Sink and drainer. Double glazed window to the rear elevation. Storage cupboard. Central heating radiator. Bi folding doors leading to the rear garden. Door leading to the side elevation.

## FIRST FLOOR LANDING

Double glazed window to the side elevation. Loft access.

## BEDROOM ONE



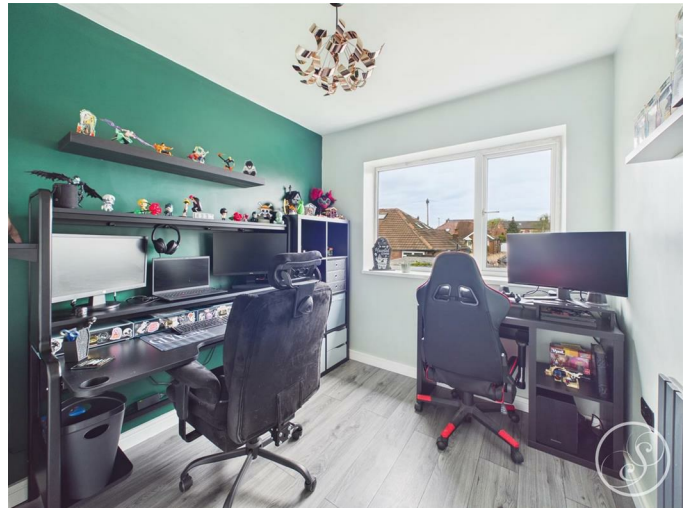
Double glazed window to the front elevation. Fitted wardrobes. Hillary shutters. Central heating radiator.

## BEDROOM TWO



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

## BEDROOM THREE



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

## BATHROOM



Double glazed frosted window to the front elevation. Low flush w.c. Wash hand basin with storage below. Walk in shower cubicle. Heated towel rail.

## EXTERNAL



Grass laid to lawn to the front and rear of the property. Driveway to the front providing off street parking.

## GARAGE

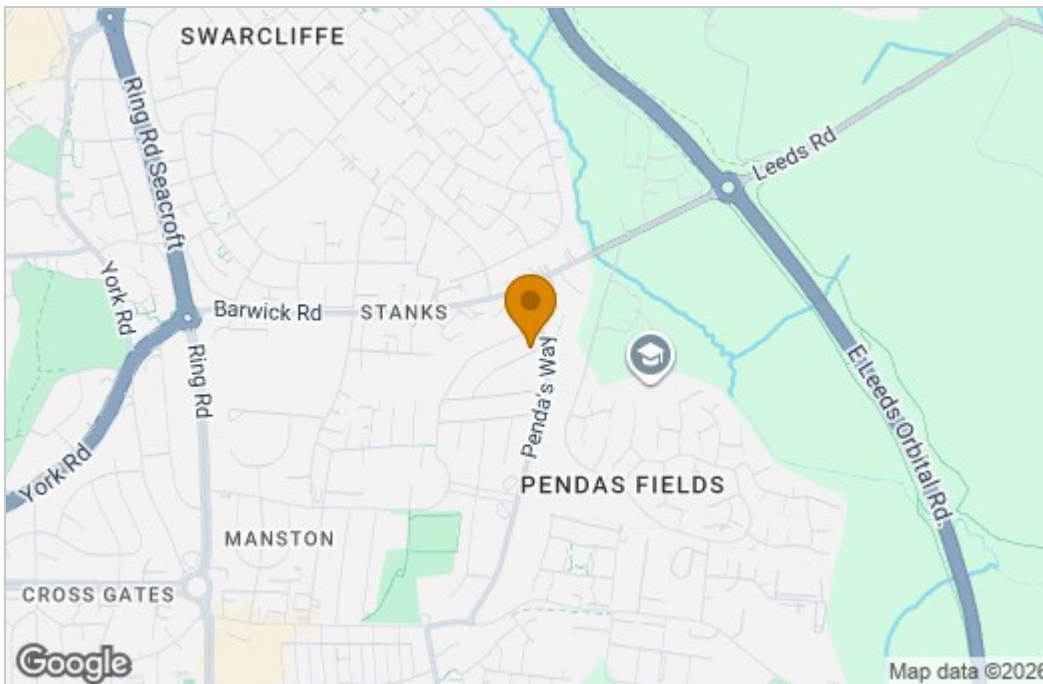


Ample storage space.

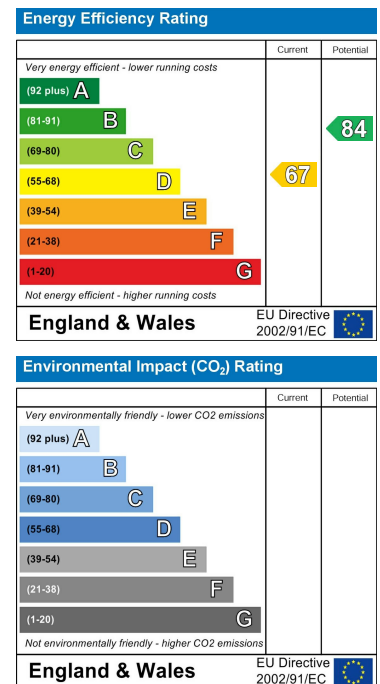
# Floor Plan



# Area Map



# Energy Efficiency Graph



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