



**Stoneacre**  
Properties



**Wilfred Avenue, Leeds, LS15 7SP**

**£225,000**

**\*\*\*BEAUTIFULLY PRESENTED IDEAL FIRST HOME IN A GREAT LOCATION\*\*\*** Stoneacre Properties are delighted to be able to offer for sale a spacious mid terrace family home which can be found in this most popular and sought after residential area. Wilfred Avenue is located just off Selby Road and is therefore close to all local amenities at Whitkirk, Halton and Crossgates. The property has recently benefitted from a full upgrade and therefore offers beautiful accommodation throughout. Comprising of an entrance hall, lounge, kitchen/diner, three bedrooms and a bathroom/WC. There is also a delightful rear garden which can also be accessed via a private road. Offered for sale chain free, early internal viewings are strongly advised as we do not expect this house to be available for long.



## GROUND FLOOR

### ENTRANCE HALL



Radiator, stairs leading to the first floor accommodation, under stairs storage cupboard.

### LOUNGE



Double glazed window to front. Feature fire surround. Central heating radiator.

### KITCHEN/DINER



Fitted with a range of modern wall and base units with work surfaces over incorporating a sink and drainer unit. Gas hob and electric oven with extractor over. Integrated washing machine and fridge/freezer. Central heating radiator. To the rear is a double glazed window and French doors that lead out to the rear garden.

### FIRST FLOOR LANDING

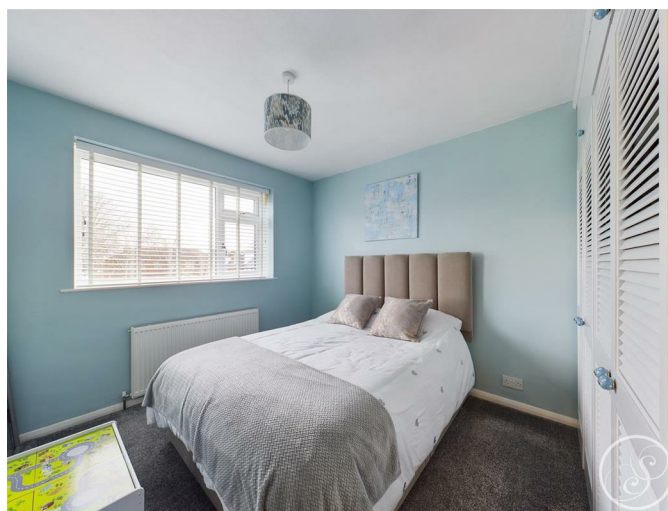
Access to loft.

### BEDROOM ONE 12'8" x 11'2" (3.872 x 3.394)



To the front is a double glazed window. Central heating radiator.

### BEDROOM TWO 11'11" x 11'2" (3.632 x 3.401)



To the rear is a double glazed window. Central heating radiator. Fitted wardrobes.

### BEDROOM THREE 8'0" x 7'3" (2.441 x 2.198)



To the rear is a double glazed window. Central heating radiator.

## BATHROOM 8'1" x 6'6" (2.474 x 1.973)



Fitted with a modern suite comprising: bath with shower over, wash hand basin and wc. In addition there is stylish tiling, feature radiator, built in shelving and a double glazed window to front.

## EXTERIOR

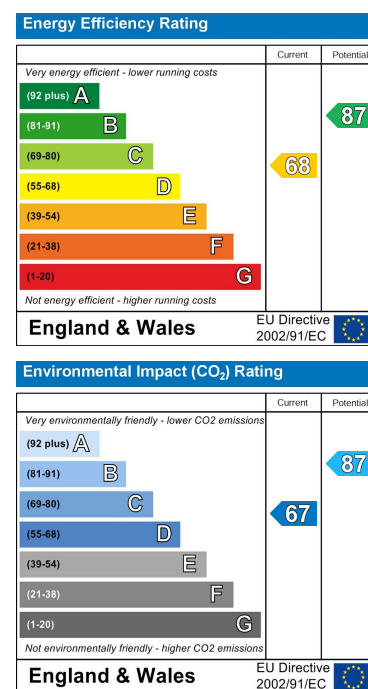
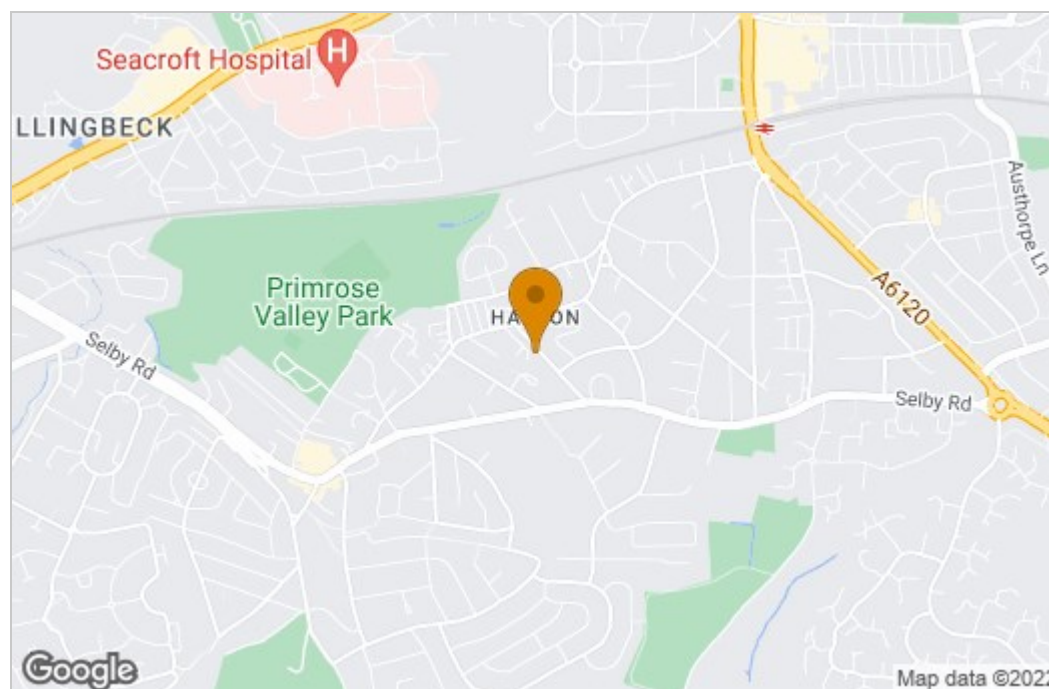


To the front is a garden that is mainly laid to lawn. To the rear is a beautiful large garden that is mainly laid to lawn with raised decking area.

## Floor Plan



## Area Map



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