



**Stoneacre**  
Properties



**Ullscarf Grove, Leeds, LS9 0DJ**

**£230,000**

Offered for sale is this beautifully finished three bedroom semi detached sat on a large corner plot with garden and driveway. Ideally located with transport links, amenities and schools nearby. Ideal first home or for a growing family. Comprising of a; entrance hallway, kitchen/diner, lounge, guest wc, three bedrooms with the master benefiting from the ensuite shower room and a family bathroom. Externally the property has a spacious rear garden mainly laid to lawn with patio seating area, driveway to the side with EV charging point and lawn to the front. Viewings are highly recommended while the property is still available.

## ENTRANCE HALLWAY

Door to the front. Door leading to the kitchen diner. Stairs to first floor accommodation. Central heating radiator.

## KITCHEN DINER



Fitted with a range of wall and base units with integrated electric oven, dishwasher, washing machine, fridge and freezer. Worksurfaces incorporating a gas stove and stainless steel sink. Double glazed window to the front. Space for dining room table. Storage cupboard. Access into lounge and guest WC.

## LOUNGE



Spacious lounge with French doors leading out to the rear garden. Central heating radiator.

## GUEST WC



Fitted with a wc and sink. Central heating radiator.

## FIRST FLOOR LANDING

Loft access.

## BEDROOM ONE



Double bedroom with ensuite shower room. Double glazed window to the front. Central heating radiator.

## ENSUITE



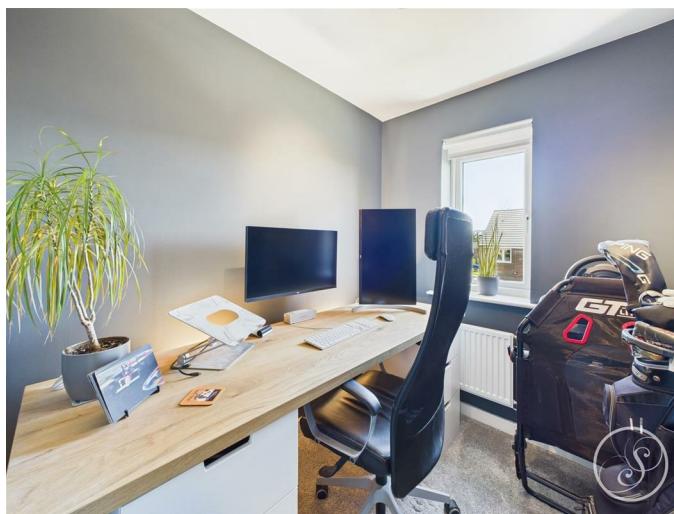
Fitted with a wc, wash hand basin and shower cubicle. Central heating radiator. Double glazed window to the front.

## BEDROOM TWO



Double glazed window to the rear. Central heating radiator.

## BEDROOM THREE



Double glazed window to the rear. Central heating radiator.

## BATHROOM



Comprising of a bath, wc and wash hand basin. Central heating radiator. Double glazed window to the side.

## EXTERNAL

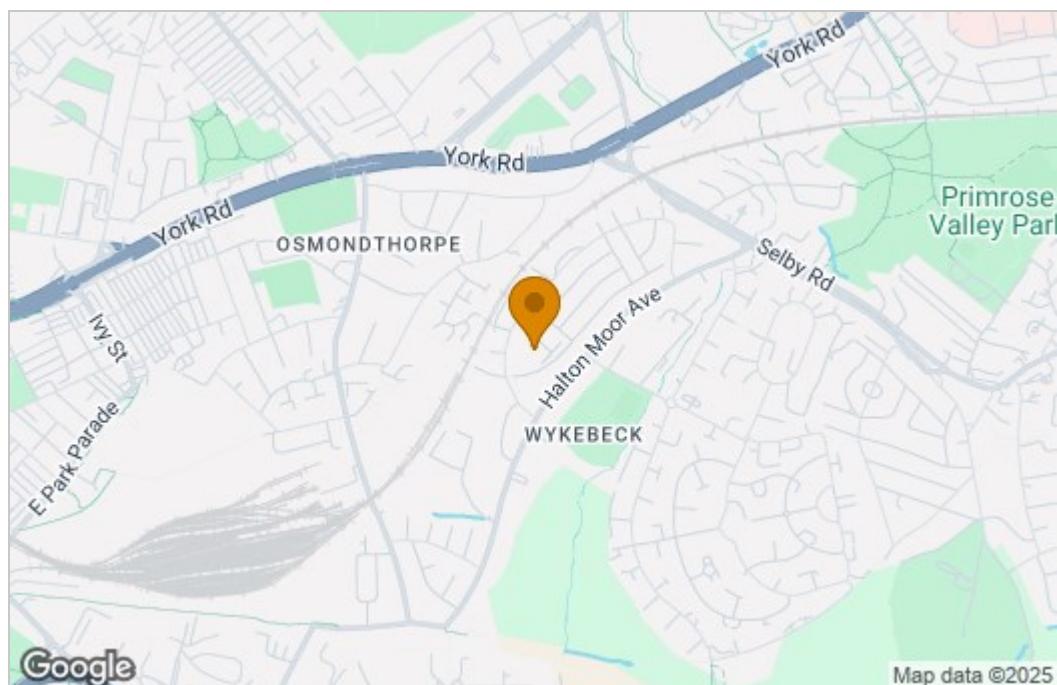


Externally the property boasts a large rear garden laid to lawn with patio seating area. To the front is a driveway with EV charging port. Further lawn to the front. Outdoor water tap and electric points.

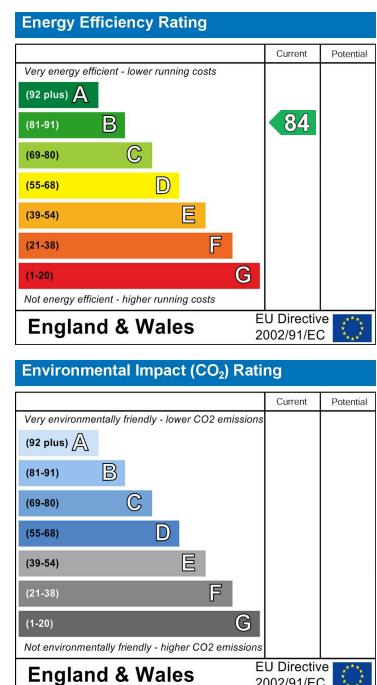
## Floor Plan



## Area Map



## Energy Efficiency Graph



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