



**Stoneacre**  
Properties



**Blenkinsop Way, Leeds, LS10 4GG**

**£250,000**

Stoneacre Properties are delighted to be able to offer for sale a spacious modern town house which can be found on this sought after and popular development. The accommodation is arranged over three floors and features a guest WC, kitchen/breakfast room, lounge, four bedrooms and two bathrooms, one being an en-suite. There is also an enclosed rear garden and an integral garage. The property currently has a tenant in situ until the end of September 2025.

### ENTRANCE HALL WAY

Door to front. Staircase leading to first floor. Central heating radiator.

### GUEST W.C



Fitted with a wc and wash hand basin. In addition there is a central heating radiator.

### KITCHEN/DINER



Fitted kitchen with a range of wall and base units with work surfaces over incorporating a sink and drainer unit. Oven and hob with cooker hood over. Integrated washing machine. Space for fridge/freezer. French doors leading out to the garden. Double glazed window to rear. Central heating radiator.

### FIRST FLOOR LANDING

Double glazed window. Central heating radiator. Staircase leading to second floor.

### LOUNGE



Juliet balcony. Central heating radiator.

### BATHROOM



Fitted with a bath with hand held shower attachment, wash hand basin and wc. In addition there is a central heating radiator.

### BEDROOM THREE



Double glazed window. Central heating radiator.

### SECOND FLOOR LANDING

Central heating radiator. Access into loft. Built in storage cupboard.

### BEDROOM ONE



Double glazed window. Central heating radiator. Fitted wardrobes. Access into ensuite.

## EN SUITE



Fitted with a shower cubicle, wash hand basin and wc. In addition there is a double glazed window and a central heating radiator.

## BEDROOM TWO



Double glazed window. Central heating radiator.

## BEDROOM FOUR



Double glazed window. Central heating radiator.

## EXTERNAL

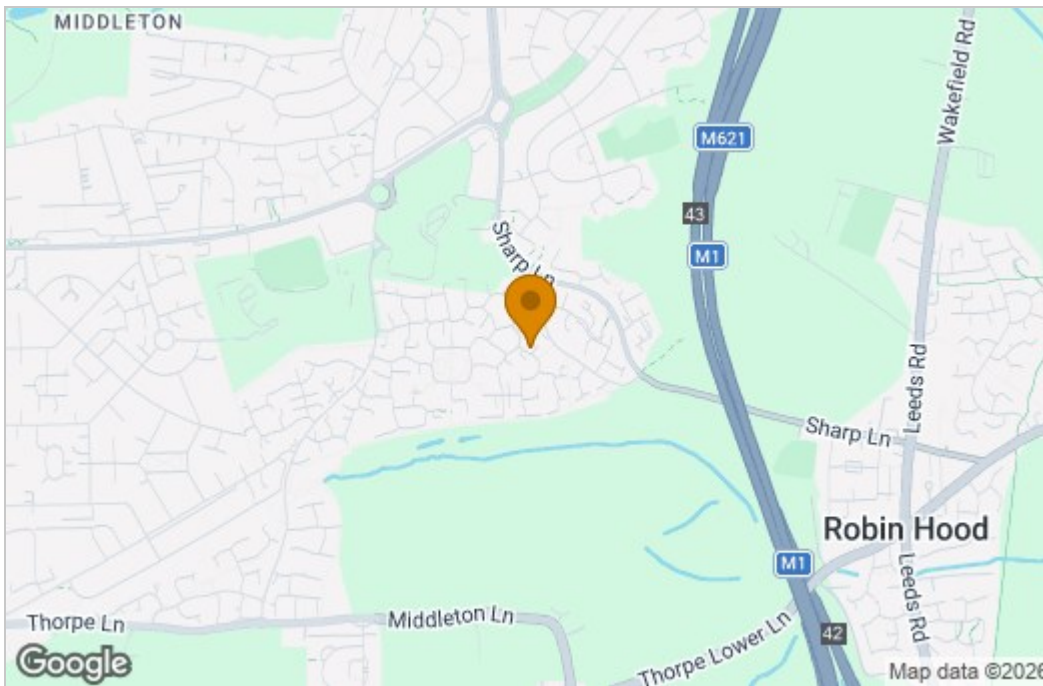


To the front the property has a driveway that leads to an integral garage. To the rear is an enclosed garden.

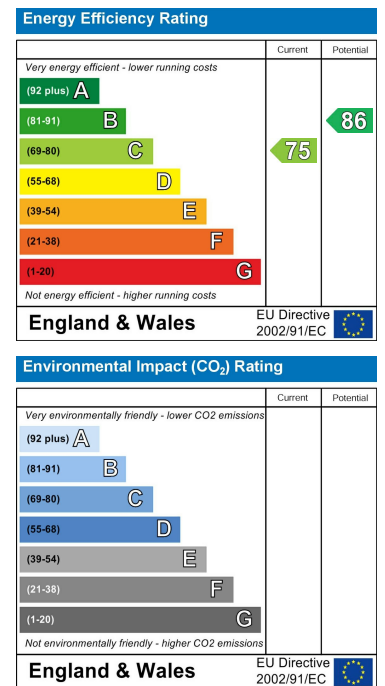
# Floor Plan



# 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.

