



Stoneacre
Properties



Cross Green Lane, Leeds, LS15 7SA
£250,000

Offered for sale is this spacious three bedroom semi detached family home. The property is located in a popular area close to Crossgates train station, shops and schools. Comprising: entrance, lounge/diner, sitting/play room, kitchen, three bedrooms and a bathroom. The master bedroom also benefits from an additional wc and wash hand basin. Externally this lovely home sits upon a spacious plot and has ample off street parking. Viewings are highly recommended.

Entrance

Staircase leading to first floor. Access into lounge/diner and sitting/play room.

Lounge/Diner



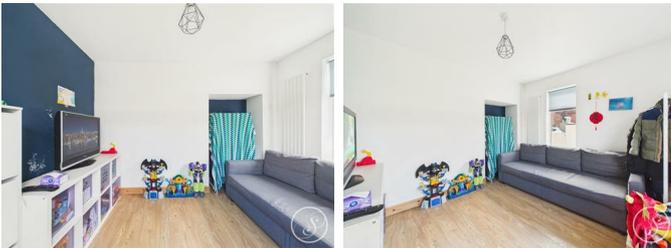
Double glazed window to front and rear. Fire with feature surround. Central heating radiator.

Kitchen



Fitted with a range of wall and base units with work surfaces over incorporating a sink and drainer unit. Electric oven and gas hob with cooker hood over. Plumbing for washing machine. Central heating radiator. Two double glazed windows. Stable style door leading to the rear garden.

Sitting/Play Room



Double glazed window to front and side. tall central heating radiator.

First Floor Landing

Access into loft.

Bedroom One



To the front and rear is a double glazed window. Two central heating radiators. Additional storage cupboard. Access to a wc and wash hand basin.

Bedroom Two



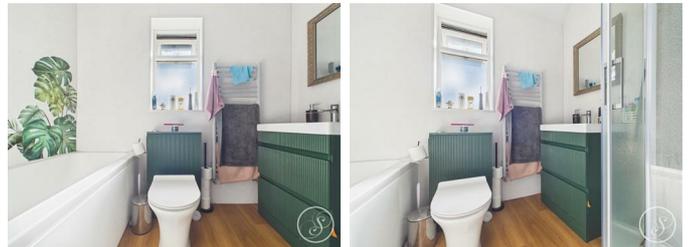
To the front is a double glazed window. Central heating radiator. Built in storage cupboard.

Bedroom Three



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

Bathroom



Fitted with a four piece suite comprising: bath, separate shower, vanity wash hand basin and wc. In addition there is a double glazed window and a heated towel rail.

External



This property sits upon a good size plot that provides ample off street parking. To the rear is a good size garden that is mainly laid to lawn with a timber summer house.

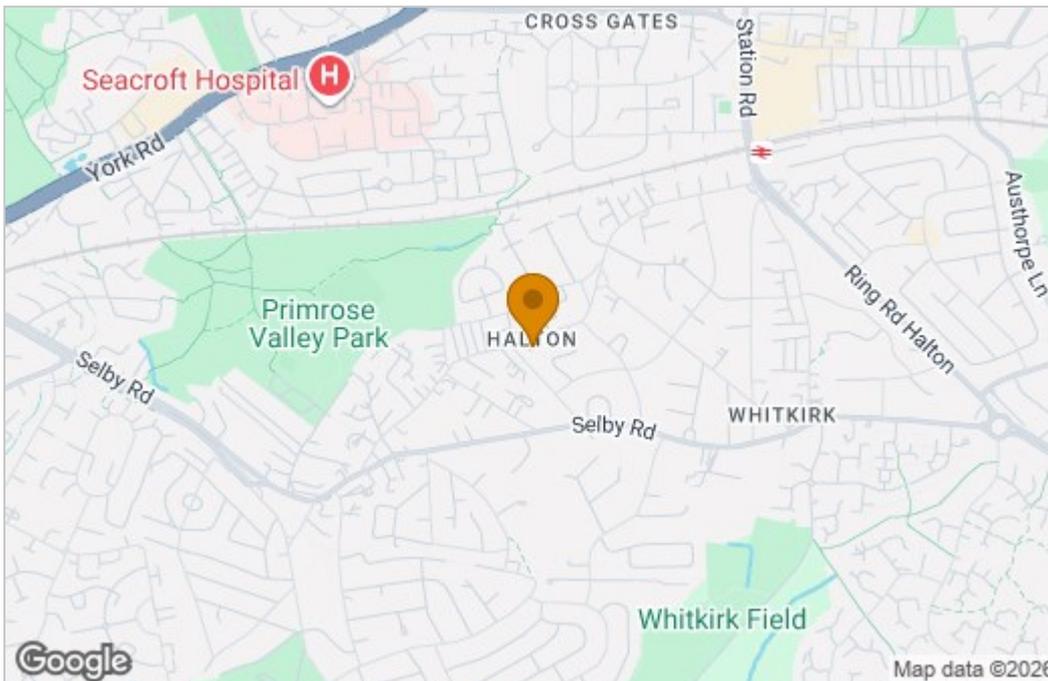
Agent Note

We have been informed that this property is a non-standard construction.

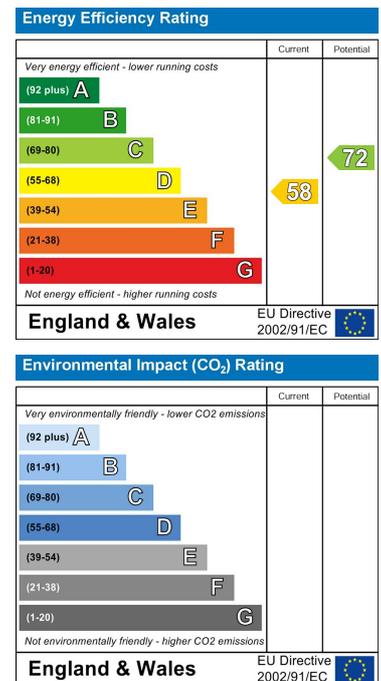
Floor Plan



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.

