



**Stoneacre**  
Properties



**Pennwell Garth, Leeds, LS14 5NZ**

**£270,000**

Stoneacre Properties are delighted to offer for sale this beautifully presented three bedroom detached family home. The property is situated in a popular area close to local amenities including shops, schools and transport links. The property boast three good sized bedrooms and a spacious integral garage. Briefly comprising: entrance with access into garage, lounge, kitchen/diner, guest wc, three bedrooms the master having access to an ensuite and a house bathroom. Externally the property has off road parking to the front and a garden to the rear that is mainly laid to lawn. Early viewings are strongly recommended.



### Entrance

Door to front. Central heating radiator. Access into garage.

### Lounge



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

### Inner Hall

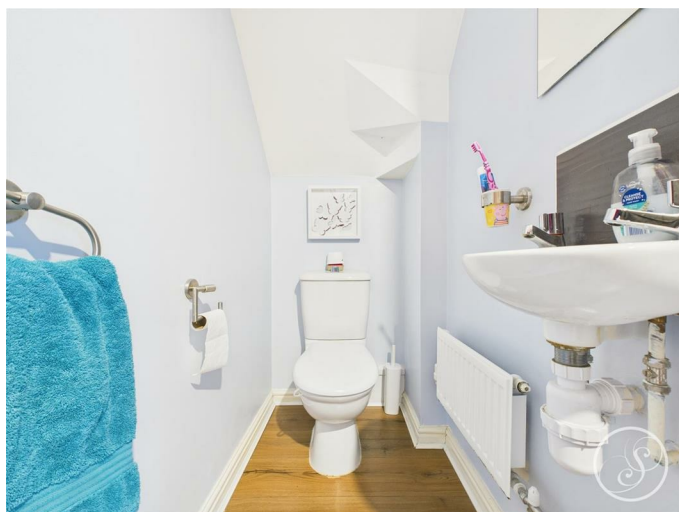
Staircase leading to first floor. Central heating radiator.

### Kitchen/Diner



Fitted with a range of wall and base units with worksurfaces over incorporating a sink and drainer unit. Electric oven and gas hob with cooker hood above. Integrated fridge/freezer. plumbing for dish washer. Double glazed window to rear. Patio door to rear. Central heating radiator. Space for dining table.

### Guest WC



Fitted with a wc and wash hand basin.

### First Floor Landing

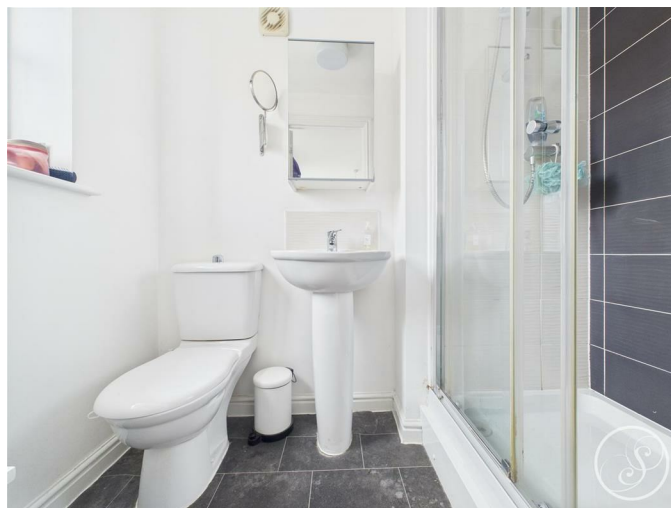
Access into loft. Storage cupboard.

### Bedroom One



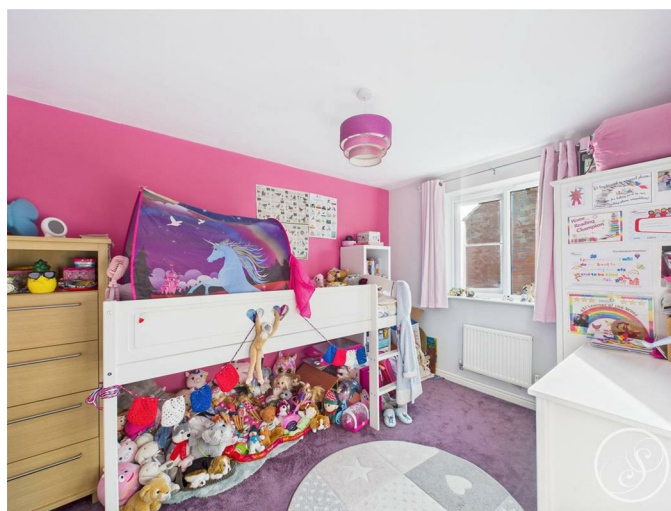
To the front is two double glazed windows. Central heating radiator. Built in wardrobes. Access into ensuite.

### Ensuite



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

### Bedroom Two



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

### Bedroom Three



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

### Bathroom



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

### External



To the front is parking. To the rear is a garden that is mainly laid to lawn.

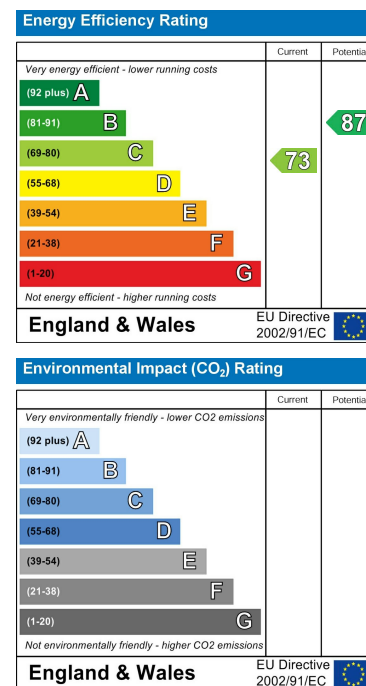
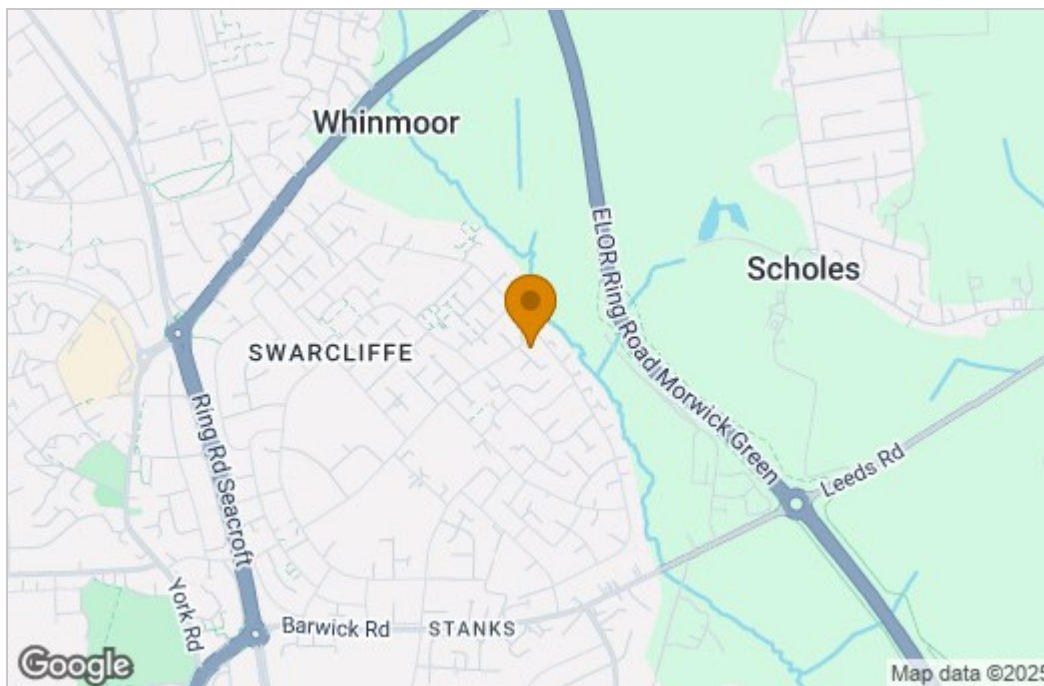
### Garage

Up and over door to the front. Power and light. Plumbing for washing machine.

## Floor Plan



## Area Map



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.

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