



Stoneacre
Properties



Austhorpe Drive, Leeds, LS15 8QG
Offers Over £395,000

Offered to the market is this spacious three bedroom detached bungalow located on Austhorpe Drive, Leeds.

Accessed via an electric gate. The property is situated in a sought after location close to all local amenities including: The Springs shopping and entertainment complex, schools and great transport facilities including motor way links. The property briefly comprises of: entrance hall way, lounge, kitchen/diner, three bedrooms with master having en suite, family bathroom, side entrance/utility. Externally the property benefits from large driveway to the front providing off street parking for multiple cars, enclosed rear garden and large tandem garage that could be used as a workshop. This property is not one to be missed to arrange your viewing please contact the office today.

ENTRANCE



Door to the front elevation.

HALLWAY

Central heating radiator. Storage cupboard. Loft access.

LOUNGE



Double glazed bay window to the front elevation. Two double glazed windows to the side elevation. Central heating radiator.

KITCHEN/DINER



Double glazed window to the rear and side elevation. Range of wall and base units. Space for fridge freezer. Space for oven with extractor fan above. Integrated wine cooler. Plumbing for dishwasher and washing machine. Breakfast bar area with space for stools. Central heating radiator. Door leading to utility/ side entrance.

UTILITY/SIDE ENTRANCE



Door to the rear elevation. Windows to the side and rear. Space for storage or could be used for utility.

BATHROOM



Two double glazed frosted windows to the rear elevation. Low flush w.c. Wash hand basin with storage below. Shower cubicle. Bath. Underfloor heating with dual fuel radiators.

BEDROOM ONE



Double glazed window to the front elevation. Central heating radiator. Door off leading to ensuite.

ENSUITE



Double glazed frosted window to the rear elevation. Low flush w.c. Wash hand basin with storage below. Shower cubicle. Underfloor heating with dual fuel radiators.

BEDROOM TWO



Double glazed window to the front elevation. Central heating radiator.

BEDROOM THREE



Double glazed window to the rear elevation. Central heating radiator.

EXTERNAL



Grass laid to lawn to the rear elevation. Driveway to the front providing off street parking for multiple cars.

GARAGE

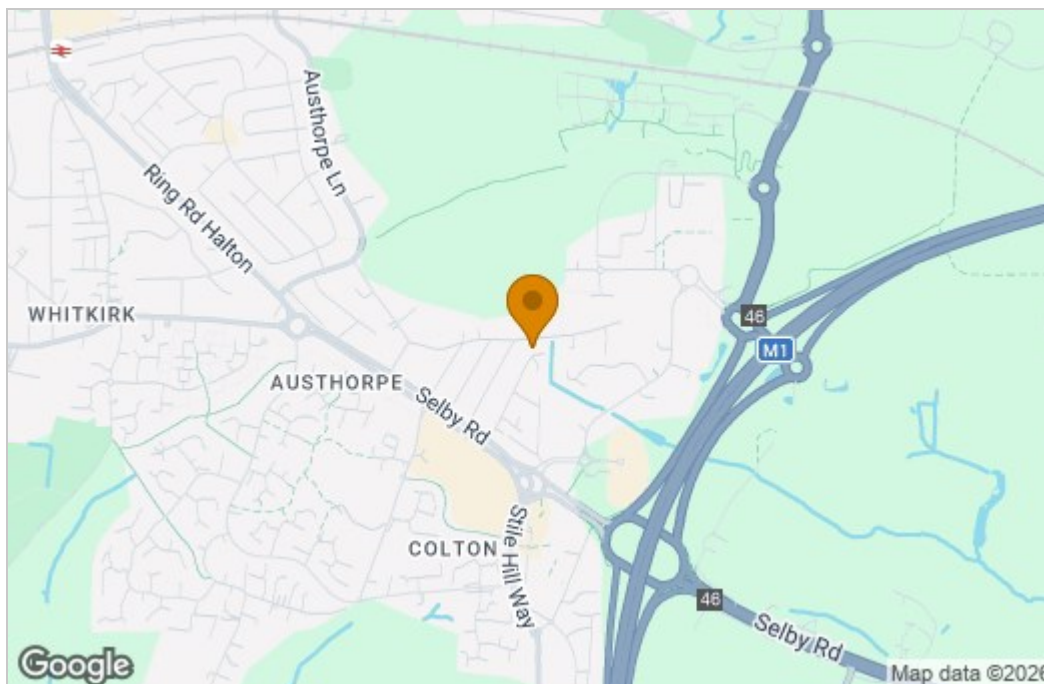


Power and lights.

Floor Plan



Area Map



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not energy efficient - higher running costs</i>		70	86
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating			
		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not environmentally friendly - higher CO₂ emissions</i>			
England & Wales		EU Directive 2002/91/EC	

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.

1 Colton Road, Leeds, West Yorkshire, LS15 9AA
Tel: 0113 260 9111 Email:
east@stoneacreproperties.co.uk <https://www.stoneacreproperties.co.uk>

View properties before they come on the market by following us on Instagram - @stoneacreproperties

