



**Stoneacre**  
Properties



**Cartmell Drive, Leeds, LS15 0PD**

**£220,000**

Offered to the market is this beautifully present three bedroom semi detached house located on Cartmell Drive, Leeds. This property is situated in a popular location close to all local amenities including: shops, schools and transport links. The property briefly comprises of: entrance hall way, guest w.c, living area/dining area/kitchen, first floor landing, three bedrooms and family bathroom. The property benefits from an enclosed rear garden with grass laid to lawn. Driveway to the front of the property providing off street parking. This property is not one to be missed to arrange your viewing please contact the office today.

### ENTRANCE HALL WAY

Door to the front elevation. Double glazed window to the front. Central heating radiator. Understair storage. Door leading to the guest w.c.

### GUEST W.C



Double glazed frosted window to the side. Low flush w.c. Wash hand basin.

### LOUNGE/DINING AREA/KITCHEN



Range of wall and base units. Integrated oven with gas hob and extractor fan above. Integrated microwave, fridge/freezer and washing machine. Sink and drainer. Double glazed window to the front elevation. Space for dining table and chairs. Two central heating radiators. French doors leading to the rear garden.

### FIRST FLOOR LANDING

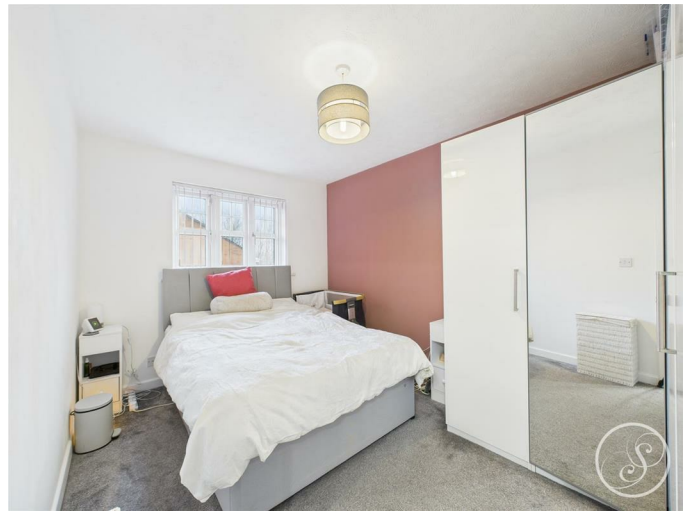
Double glazed window to the side elevation. Loft access.

### BEDROOM ONE



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

### BEDROOM TWO



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

### BEDROOM THREE



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



## BATHROOM



Double glazed frosted window to the front elevation. Bath with shower above. Low flush w.c. Wash hand basin. Central heating radiator.

## EXTERNAL

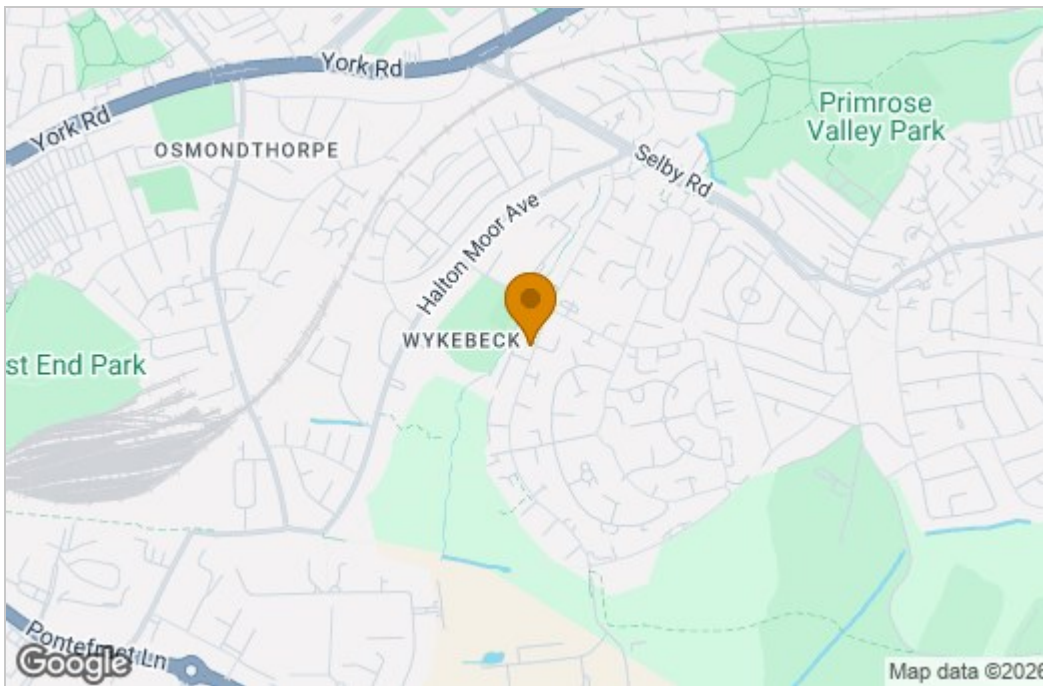


Grass laid to lawn to the rear. Driveway to the front providing off street parking.

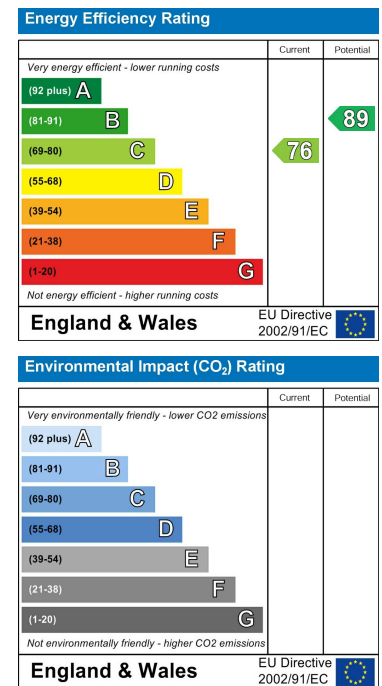
# Floor Plan



# Area Map



# Energy Efficiency Graph



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