Stoneacre Properties









Hornbeam Way, Leeds, LS14 2HP

£265,000

This well-presented property boasts three spacious bedrooms, making it an ideal home for families or those seeking extra space. The entrance leads you into a delightful lounge that seamlessly flows into a dining area, creating a perfect setting for entertaining guests or enjoying family meals. The kitchen is functional and well-equipped, providing ample space for culinary adventures. The bathroom is conveniently located, ensuring comfort and privacy for all residents. One of the standout features of this property is the large rear garden, which is mainly laid to lawn and includes a lovely patio area. This outdoor space is perfect for children to play, hosting summer barbecues, or simply relaxing in the fresh air. Additionally, the property benefits from off-road parking, providing convenience and peace of mind.

Overall, this semi-detached house on Hornbeam Way offers a wonderful blend of comfort, space, and outdoor living, making it a fantastic opportunity for anyone looking to settle in a popular area of Leeds. Don’t miss the chance to make this lovely house your new home.

Entrance
Door to front. Staircase leading to first floor.

Lounge



To the front is a double glazed window. Fire with feature surround. Built in storage cupboard.

Dining Area



French doors leading out to the rear garden. Space for dining table.

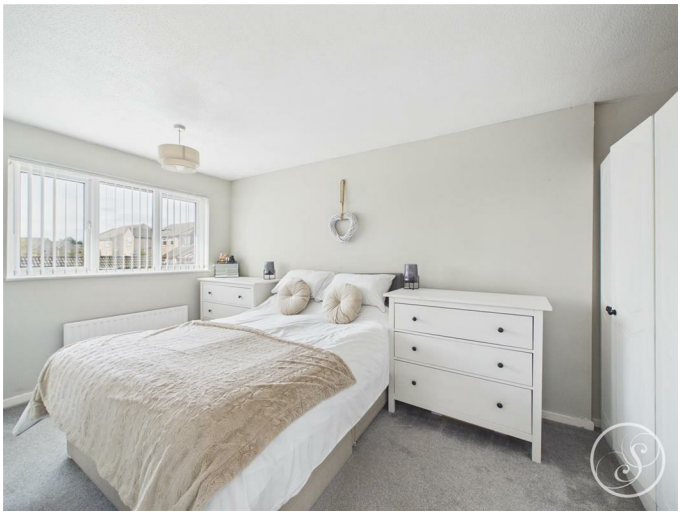
Kitchen



Fitted with a range of wall and base units with work surfaces over incorporating a sink and drainer unit. Space for cooker. Cooker hood above. Plumbing for washing machine. Space for fridge/freezer. Door leading out to the rear garden. Double glazed window to the side.

First Floor Landing
Access into loft.

Bedroom One



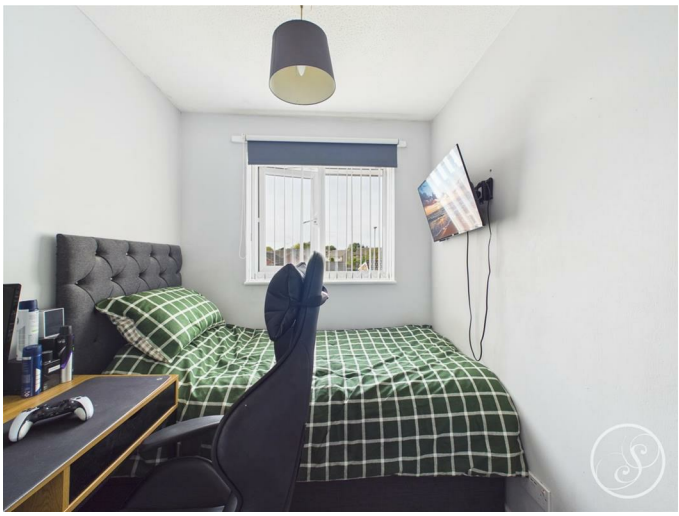
To the front is a double glazed window. Central heating radiator.

Bedroom Two



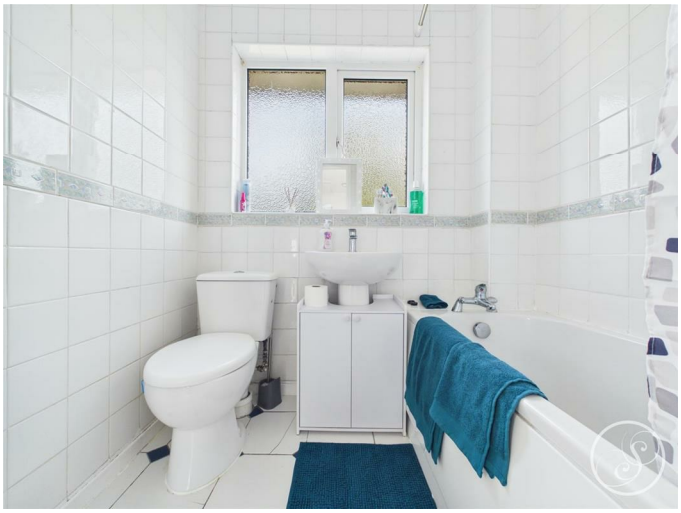
To the rear is a double glazed window. Central heating radiator. Built in storage cupboard.

Bedroom Three



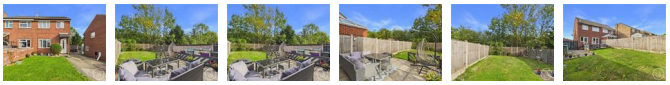
To the front is a double glazed window. Central heating radiator. Built in storage.

Bathroom



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

External



To the front is a lawned garden with driveway to the side. To the rear is a good size garden that is mainly laid to lawn with a patio area.

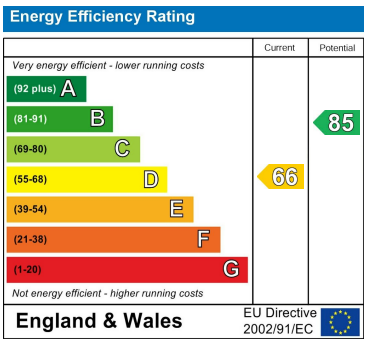
Floor Plan

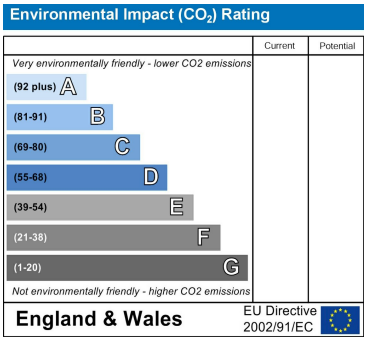


Area Map



Energy Efficiency Graph





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