



Stoneacre
Properties



The Rein, Leeds, LS14 1JZ

£180,000

Offered to the market is this spacious two bedroom semi detached property. Situated in a sought after location The Rein, Leeds. This property is located to all local amenities including: schools, shops and transport links. The property comprises of: entrance hall way, lounge, kitchen, utility, downstairs bathroom, first floor landing, two bedrooms and family bathroom. Externally the property benefits from a driveway and paving to the rear elevation. This property is perfect for first time buyers or investors due to this having no chain. Please contact the office today to arrange your viewing.

ENTRANCE HALL

Double glazed window to the front of the property. Door to the front elevation.

LOUNGE/DINER



Double glazed window to the front elevation. Double glazed window to the rear elevation. Central heating radiator. Space of dining table and chairs.

KITCHEN



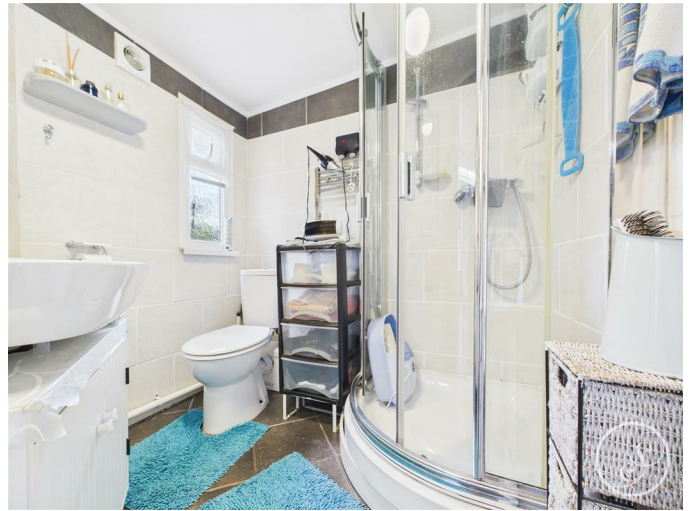
Double glazed window to the rear elevation. Range of wall and base units. Sink and drainer. Space for cooker. Gas hob with extractor fan above. Door off leading to the utility.

UTILITY



Space for fridge freezer, Space for washing machine and dryer. Storage cupboards. Door leading to downstairs bathroom. Door leading to rear garden.

DOWNSTAIRS BATHROOM



Double glazed window to the side elevation. Low flush w.c. Shower cubicle. Wash hand basin. Central heating radiator.

FIRST FLOOR LANDING

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

BEDROOM ONE



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

BEDROOM TWO



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

BATHROOM



Double glazed window to side and rear elevation. Shower cubicle. Wash hand basin with vanity below. Low flush w.c. Bedae. Central heating radiator.

EXTERNAL



Externally the property has paving slabs to the front and rear of the property.

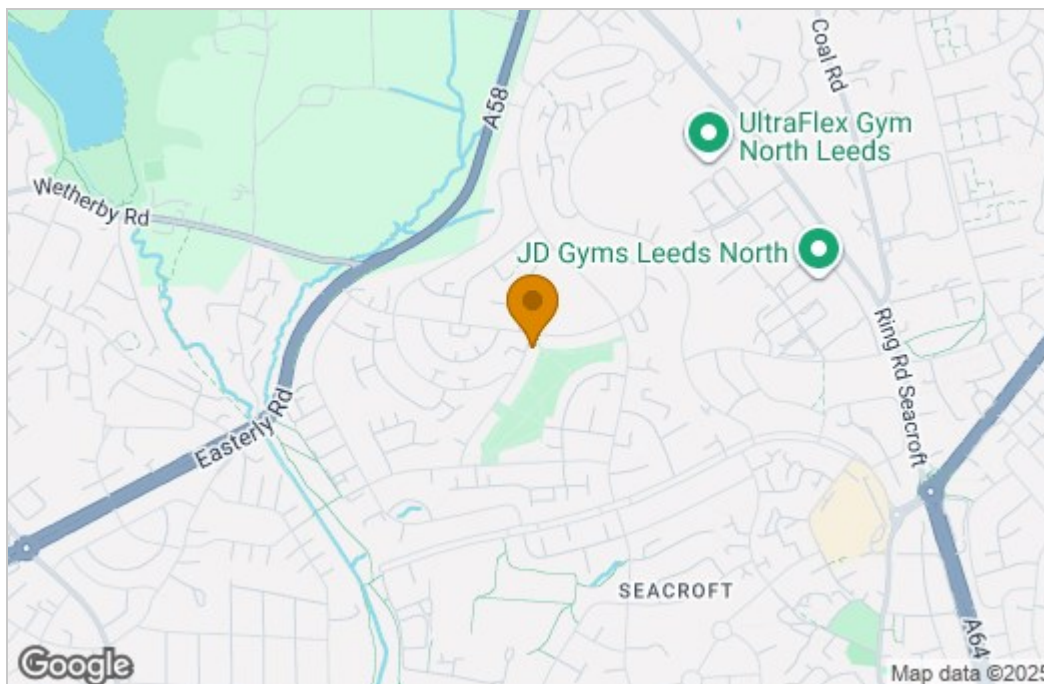
AGENT NOTE

Please note this is a non standard construction property.

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>			
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.

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