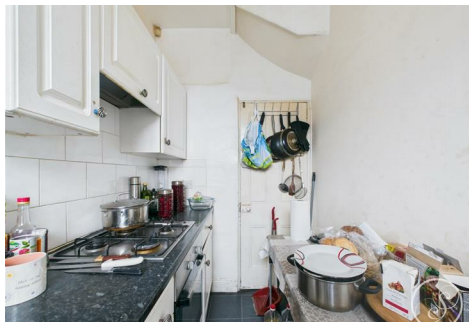




**Stoneacre**  
Properties



**York Road,, Leeds, LS9 9DN**

**£185,000**

Offered to the market is this ideal investment opportunity as the property is currently tenanted. This spacious property comprises of: entrance hall, lounge, dining room, kitchen, large basement, five bedrooms and a bathroom. This property is situated in a popular area with easy access into Leeds City Centre. Viewings are highly recommended. For further information please contact the office to discuss with a member of our team.

### Entrance Hall

Door to front. Staircase leading to first floor. Central heating radiator.

### Lounge



Window to front. Central heating radiator.

### Dining Room



Door and window to rear. Central heating radiator.

### Kitchen



Fitted with wall and base units with work surfaces over incorporating a sink and drainer unit. Oven and hob. Plumbing for washing machine. Window to rear. Access into basement.

### Basement

Large basement ideal for storage.

### First Floor Landing

### Bedroom



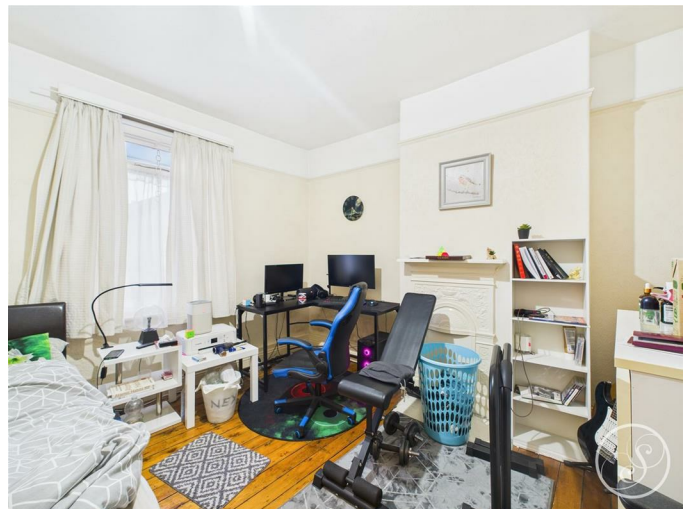
Window. Central heating radiator.

### Bedroom



Window. Central heating radiator.

### Bedroom



Window. Central heating radiator.

## Bathroom



Bath with shower over, wash hand basin and wc. Window. Heated towel rail.

## Landing

## Bedroom



Skylight window. Central heating radiator.

## Bedroom



Skylight window. Central heating radiator.

## External

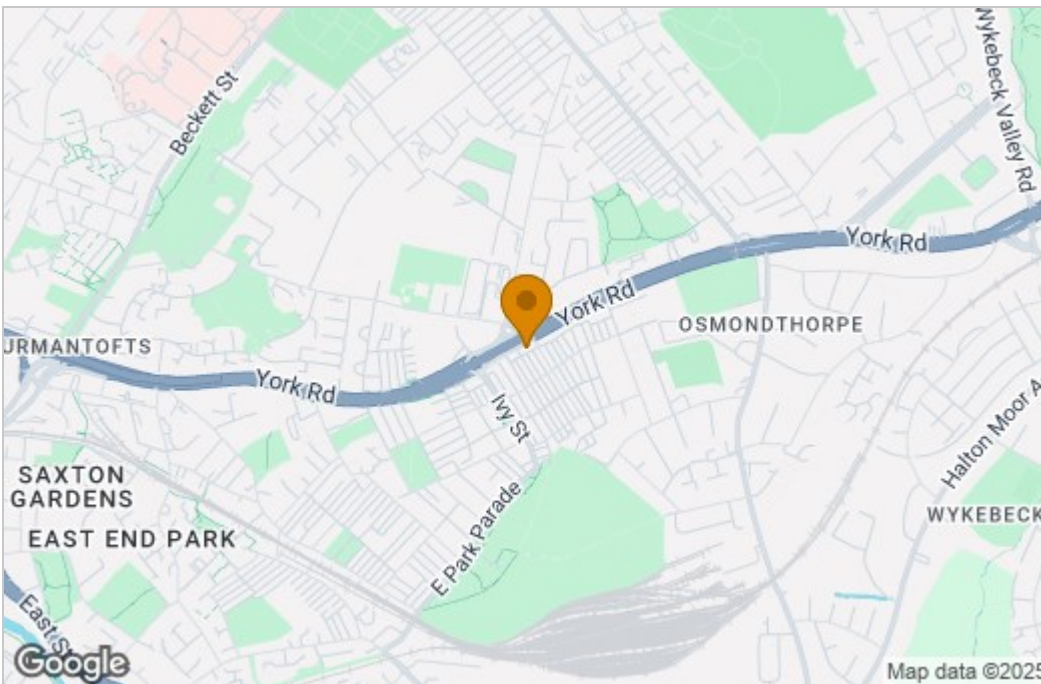


Gardens to front and rear.

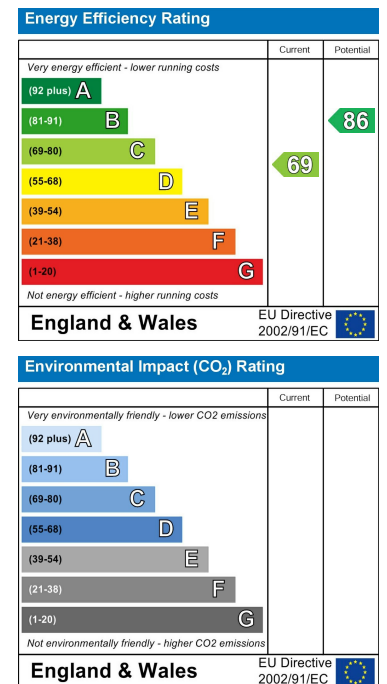
# Floor Plan



# Area Map



# Energy Efficiency Graph



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.

