



Stoneacre
Properties



Primrose Lane, Leeds, LS15 7QL

Asking Price £245,000

*****CHAIN FREE AND READY TO MOVE INTO***** We are delighted to be able to offer for sale a beautifully presented and extended semi detached family sized home which can be found in this quiet residential location. The property is ideally placed for all amenities at Crossgates and Whitkirk. This delightful home is offered for sale in excellent decorative condition and features include an entrance hall, a lounge, an extended dining room, a modern kitchen, three bedrooms and a shower room. There is also a low maintenance rear garden and a detached garage with off street parking. Offered for sale chain free. Early internal viewings are strongly advised.

Ground Floor

Entrance Hall

Tiled flooring, radiator, under stairs storage cupboard, stairs leading to first floor accommodation.

Lounge



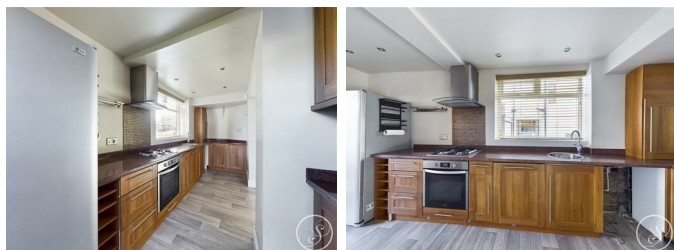
Double glazed window to front. Electric feature fireplace, folding doors leading onto extended dining room.

Extended Dining Room



Two central heating radiators, double glazed folding doors leading into garden.

Kitchen



Extensive range of modern fitted wall and base units, circular stainless steel sink unit, integrated dishwasher, space for washing machine, space for American fridge/freezer, double glazed window, tiled flooring, radiator, door leading to rear.

First Floor Landing

Double glazed window to side. Pull down ladder providing access into loft.

Bedroom One



Central heating radiator, double glazed window.

Bedroom Two



Central heating radiator, double glazed window.

Bedroom Three



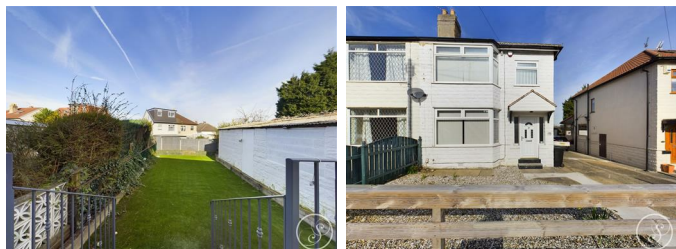
Central heating radiator, double glazed window.

Shower Room



Fitted with a walk in shower, pedestal wash hand basin, low level WC, tiled flooring, frosted double glazed window, radiator.

Garden

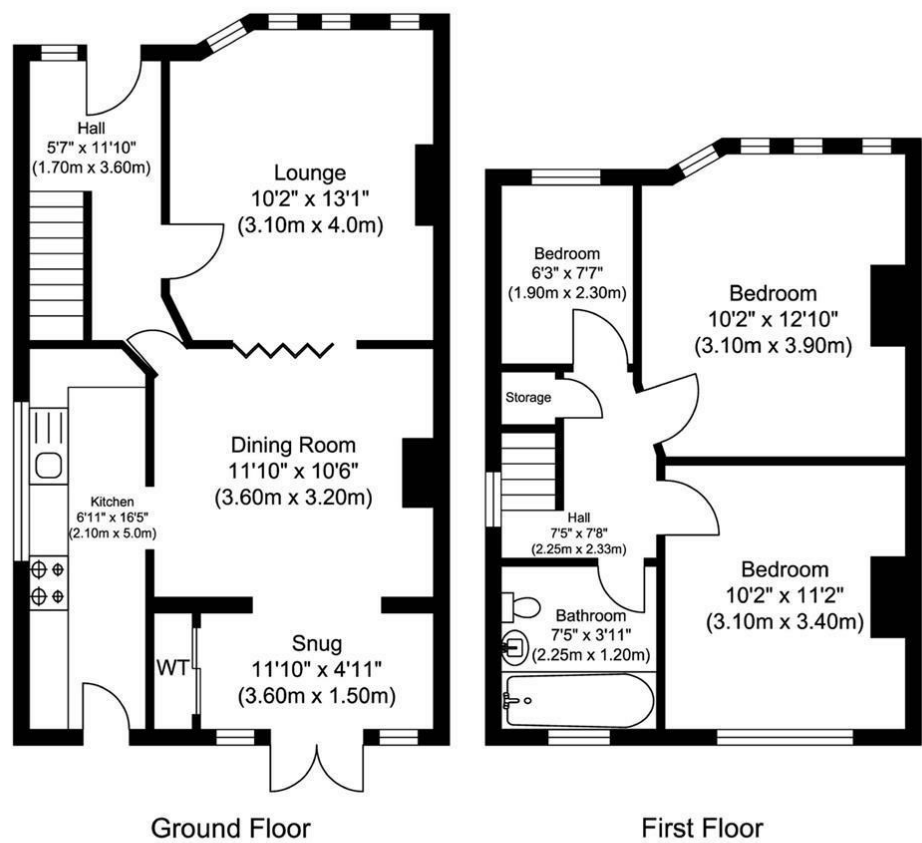


To the front is and rear is a low maintenance well maintained garden.

Garage

Detached at side with off street parking. Remote electric door to front.

Floor Plan



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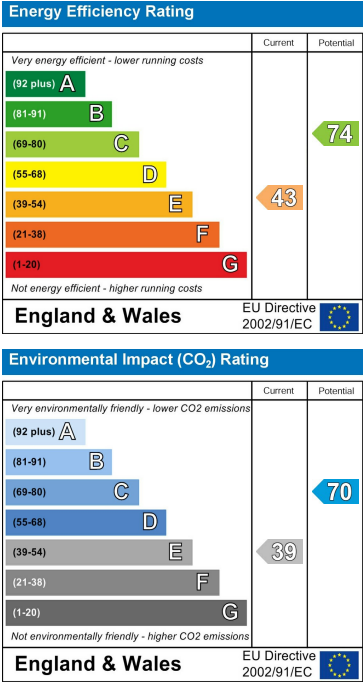
Approx Gross Internal Floor Area 83.24 sq. m (895.98 sq. ft.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omissions or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser

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 firms employment has the authority to make or give any representation or warranty in respect of the property.