



**Stoneacre**  
Properties



**Monkwood Avenue, Leeds, LS14 1DQ**  
**Offers Over £175,000**

Stoneacre Properties are proud to present to the market for sale this beautifully finished three bedroom mid terrace house. Located in a sought after area with great transport links to Leeds city centre, Seacroft and Crossgates. Schools and other local amenities nearby. Comprising of a entrance hallway, lounge diner, kitchen, three bedrooms and a bathroom. Externally the property has a driveway to the front and garden to the rear. Viewings are highly recommended to appreciate all this property has to offer.

### ENTRANCE HALLWAY

Door to front. Stairs leading to first floor. Door to rear leading through to the lounge diner and kitchen. Central heating radiator. Window to front.

### LOUNGE/DINER



Central heating radiator. French door to the rear. Space for a dining room table.

### KITCHEN



Fitted with a modern suite comprising of wall and base units with integrated oven and dishwasher. Space for a fridge freezer. Window to the rear. Access into the utility room.

### UTILITY ROOM



Plumbing for a washing machine and space for a dryer.

### FIRST FLOOR LANDING

Access to loft.

### BEDROOM ONE



Double bedroom with built in storage. Window to the rear. Central heating radiator.

### BEDROOM TWO



Window to the front. Central heating radiator.

### BEDROOM THREE



Window to the rear. Central heating radiator.

### SHOWER ROOM



Fitted with a walk in shower, WC and wash hand basin. Window to the front.

### EXTERNAL



Externally to the front the property has a driveway. To the rear of the property the garden is tiered; to the bottom level is a paved patio, the middle is a decked area and the top tier is laid to lawn.

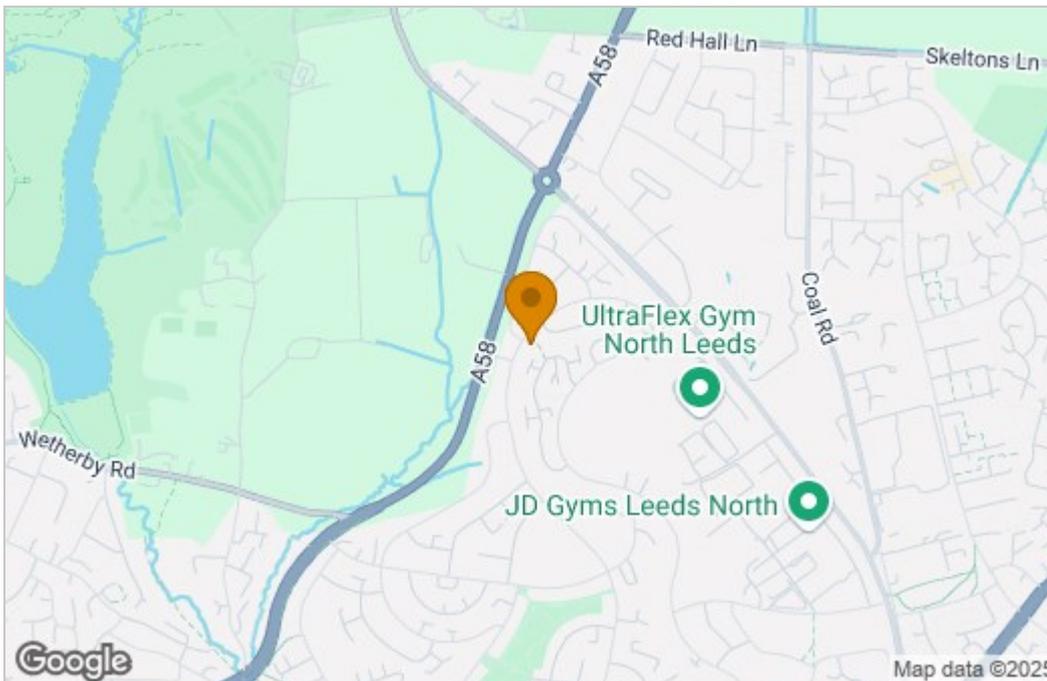
### AGENT NOTE

We have been advised that the property is a Non-Standard, it is a Airey construction. For further details please contact the office.

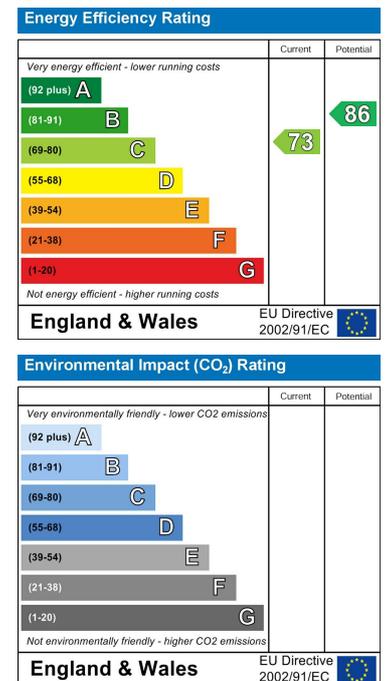
## Floor Plan



## 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.

