Stoneacre Properties









## Hertford Fold, Leeds, LS15 9ET

## £350,000

***NO CHAIN*** BEAUTIFUL COLTON VILLAGE LOCATION***

Offered to the market is this spacious two bedroom detached bungalow located on Hertford Fold, Leeds. The property is situated in a sought after location close to all local amenities including: shops and transport links. The property briefly comprises of: entrance hall way, lounge, dining area, kitchen, two bedrooms and bathroom. Externally the property benefits from a large front and rear garden with grass laid to lawn along with a garage providing ample storage space with power and lights. This property is ready to move into, to make this property your new home please contact the office to arrange your viewing.

## ENTRANCE

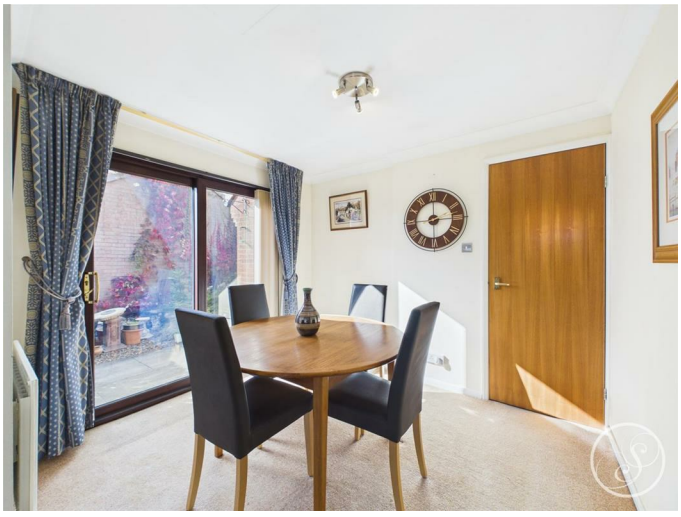
Door to the side elevation. Storage cupboard. Central heating radiator.

## LOUNGE




Double glazed window to the front elevation. Central heating radiator. Fire with surround.

## DINING ROOM



Double glazed sliding doors leading to the rear garden. Space for dining table and chairs.

## KITCHEN




Range of wall and base units. Integrated oven with electric hob and extractor fan above. Integrated fridge/freezer and dish washer. Plumbing for washing machine. Sink and drainer. Double glazed window to the side elevation.

## BEDROOM ONE




Double glazed windows to the side and rear elevation. Central heating radiator.

## BEDROOM TWO



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

## SHOWER ROOM



Double glazed frosted window to the side elevation. Low flush w.c. Wash hand basin with storage below. Walk in shower. Heated towel rail. Storage cupboard.

## EXTERNAL



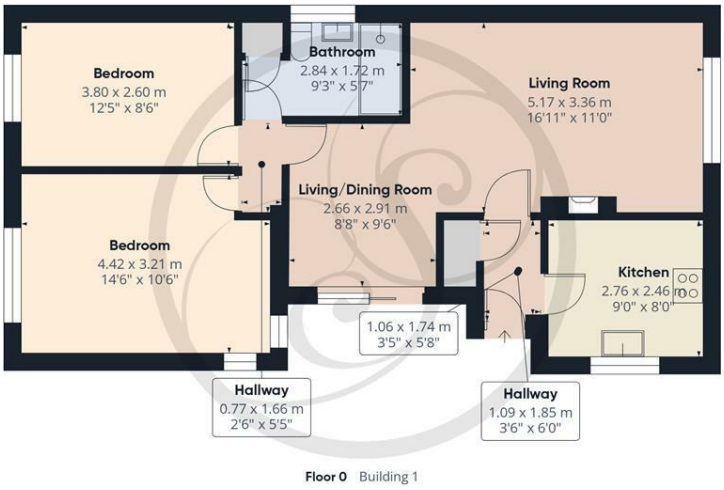
Grass laid to lawn to front and rear elevation. Driveway to the side elevation providing off street parking.

## GARAGE



Electric roller door. Power and lights. Ample storage space.

## Floor Plan




Floor 0 Building 1




Floor 0 Building 2

Approximate total area(1)
76.5 m²
823 ft²

(1) Excluding balconies and terraces

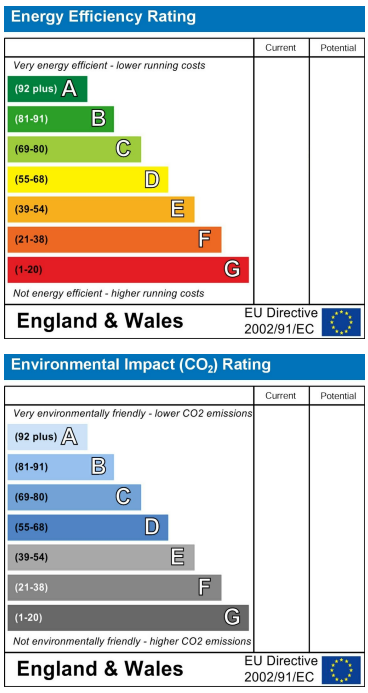
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

## Area Map




## Energy Efficiency Graph




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1 Colton Road, Leeds, West Yorkshire, LS15 9AA
Tel: 0113 260 9111 Email:
east@stoneacreproperties.co.uk https://www.stoneacreproperties.co.uk

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