



**Stoneacre**  
Properties



**Litton Way, Leeds, LS14 2DL**

**£250,000**

\*\*\*BEAUTIFULLY PRESENTED HOUSE IN LITERALLY READY TO MOVE INTO CONDITION\*\*\* Offered to the market is this stunning three bedroom semi detached house located on Litton Way, Leeds. The property is situated in a sought after location close to all local amenities including: shops, schools and transport links. The property briefly comprises of: entrance, kitchen/diner, lounge, first floor landing, three bedrooms and family bathroom. Externally the property benefits from a low maintenance garden to the rear and a driveway to the front providing off street parking for multiple vehicles. This property is ideal for a family home or first time buyers, this is not one to be missed. To arrange your viewing please contact the office today.

## ENTRANCE

Door to the front elevation. Double glazed window to the front elevation. Space for dryer. Base unit.

## KITCHEN/DINER



Two double glazed windows to the front elevation. Range of wall and base units. Integrated oven with electric hob and extractor fan above. Integrated fridge/freezer and washing machine. Sink and drainer. Space for dining table and chairs. Central heating radiator. Storage cupboard.

## LOUNGE



Double glazed windows to the rear elevation. Double glazed sliding door to the rear elevation. Central heating radiator. Stairs leading to first floor landing.

## FIRST FLOOR LANDING

Storage cupboards. Loft access.

## BEDROOM ONE



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

## BEDROOM TWO



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

## BEDROOM THREE



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

## BATHROOM



Double glazed frosted window to the front elevation. Bath. Low flush w.c. Wash hand basin. Shower cubicle. Heated towel rail.

## EXTERNAL



Driveway to the front of the property providing off street parking. Low maintenance garden to the rear with Astro turf laid. Patio area to the rear elevation.

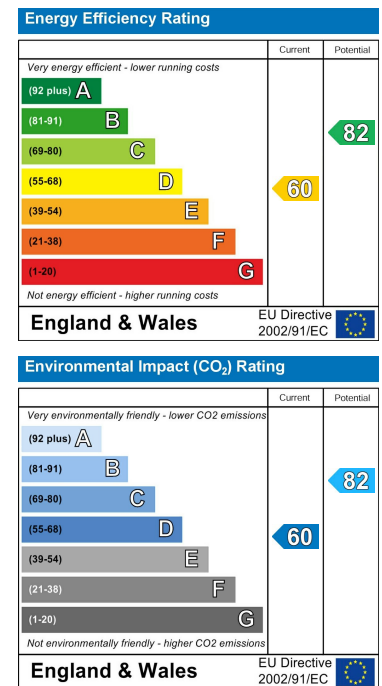
# Floor Plan



# Area Map



# Energy Efficiency Graph



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