



Stoneacre
Properties



Park Avenue, Leeds, LS15 8EW

£375,000

Stoneacre Properties are delighted to offer for sale this beautifully presented three bedroom semi detached family home that is situated in one of the most sought after locations in Crossgates. The rear garden backs directly on to Manston Park and all the local amenities such as the train station are close by. This stunning home must be viewed to fully appreciate all that it has to offer. Comprising to the ground floor: entrance hall, guest wc, lounge, dining room and recently fitted kitchen. To the first floor is three spacious bedrooms and a shower room with a separate wc. Externally the property boasts ample off street parking and beautiful gardens. In addition there is a double garage with electric door.

Entrance Hall



Entrance door to the front, built in storage cupboard, laminate flooring, staircase leading to first floor.

Guest WC



Fitted with a wc and a vanity wash hand basin.

Lounge



To the front is a half bay double glazed window. Central heating radiator. Feature fire surround.

Dining Room



To the rear is a half bay double glazed window. Central heating radiator. Feature fire surround.

Kitchen



Recently fitted kitchen with a range of wall and base units offering clever storage. Sink and drainer unit. Plumbing for automatic washing machine. Integrated dishwasher. Electric oven and hob with cooker hood over. Space for fridge/freezer. Double glazed window to rear. External door to side.

First Floor Landing

Access into loft.

Bedroom One



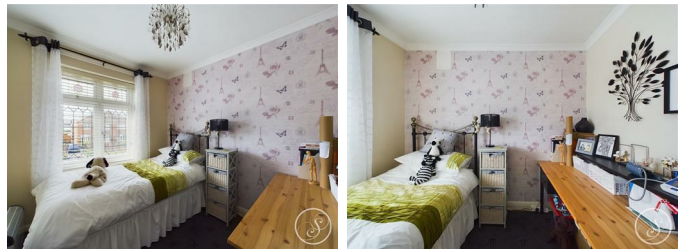
To the front is a double glazed half bay window. Fitted wardrobes providing ample storage. Central heating radiator.

Bedroom Two



To the rear is a double glazed window. Central heating radiator. Built in storage cupboards.

Bedroom Three



To the front is a double glazed window.

Shower Room



Fitted with a walk in shower and vanity wash hand basin. In addition there is a heated towel rail, tiling and a double glazed window.

Separate WC



Fitted with a wc. in addition there is tiling and a double glazed window.

External



To the front is a flagged area that provides additional parking. To the side there is a gated pressed concrete driveway that leads to a double detached garage which has an electric door to one side. To the rear of the property, there is a beautiful maintained garden that is laid mainly to lawn with a gravelled area.

Double Garage

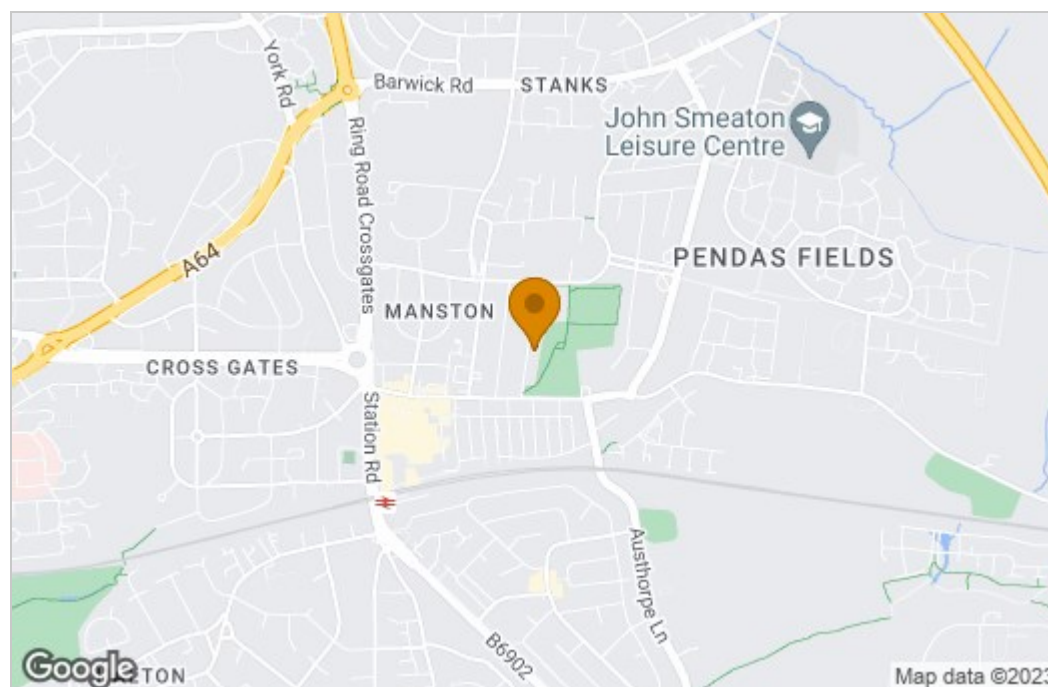




Electric door to front. Power and light.

Floor Plan



Area Map



| Energy Efficiency Rating | | Current | Potential |
|--|--|--|-----------|
| <p>Very energy efficient - lower running costs</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p> | | <p>70</p> | <p>83</p> |
| <p>England & Wales</p> | | <p>EU Directive 2002/91/EC</p>  | |
| Environmental Impact (CO ₂) Rating | | | |
| | | Current | Potential |
| <p>Very environmentally friendly - lower CO2 emissions</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not environmentally friendly - higher CO2 emissions</p> | | | |
| <p>England & Wales</p> | | <p>EU Directive 2002/91/EC</p>  | |

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