



**Stoneacre**  
Properties



**Pennwell Garth, Leeds, LS14 5NZ**

**£270,000**

Stoneacre Properties are delighted to offer for sale this beautifully presented three bedroom detached family home. The property is situated in a popular area close to local amenities including shops, schools and transport links. The property boast three good sized bedrooms and a spacious integral garage. Briefly comprising: entrance with access into garage, lounge, kitchen/diner, guest wc, three bedrooms the master having access to an ensuite and a house bathroom. Externally the property has off road parking to the front and a garden to the rear that is mainly laid to lawn. Early viewings are strongly recommended.

### Entrance

Door to front. Central heating radiator. Access into garage.

### Lounge



To the front is a double glazed window. Central heating radiator.

### Inner Hall

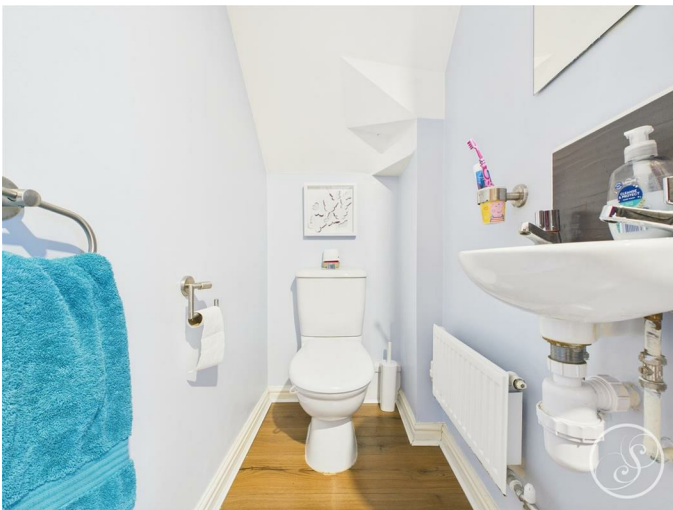
Staircase leading to first floor. Central heating radiator.

### Kitchen/Diner



Fitted with a range of wall and base units with worksurfaces over incorporating a sink and drainer unit. Electric oven and gas hob with cooker hood above. Integrated fridge/freezer. plumbing for dish washer. Double glazed window to rear. Patio door to rear. Central heating radiator. Space for dining table.

### Guest WC

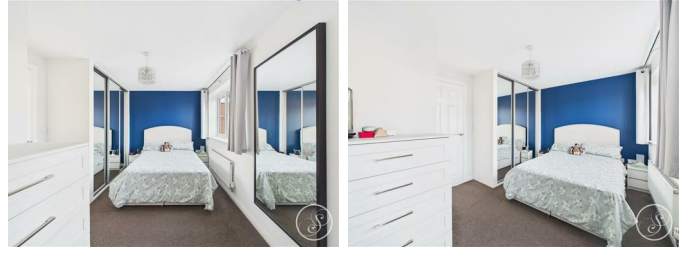


Fitted with a wc and wash hand basin.

### First Floor Landing

Access into loft. Storage cupboard.

### Bedroom One



To the front is two double glazed windows. Central heating radiator. Built in wardrobes. Access into ensuite.

### Ensuite



Fitted with a shower, wash hand basin and wc. In addition there is a double glazed window and a central heating radiator.

### Bedroom Two



To the rear is a double glazed window. Central heating radiator.

### Bedroom Three



To the rear is a double glazed window. Central heating radiator.

### Bathroom



Fitted with a bath with shower over, wash hand basin and wc. In addition there is a double glazed window and a central heating radiator.

### External



To the front is parking. To the rear is a garden that is mainly laid to lawn.

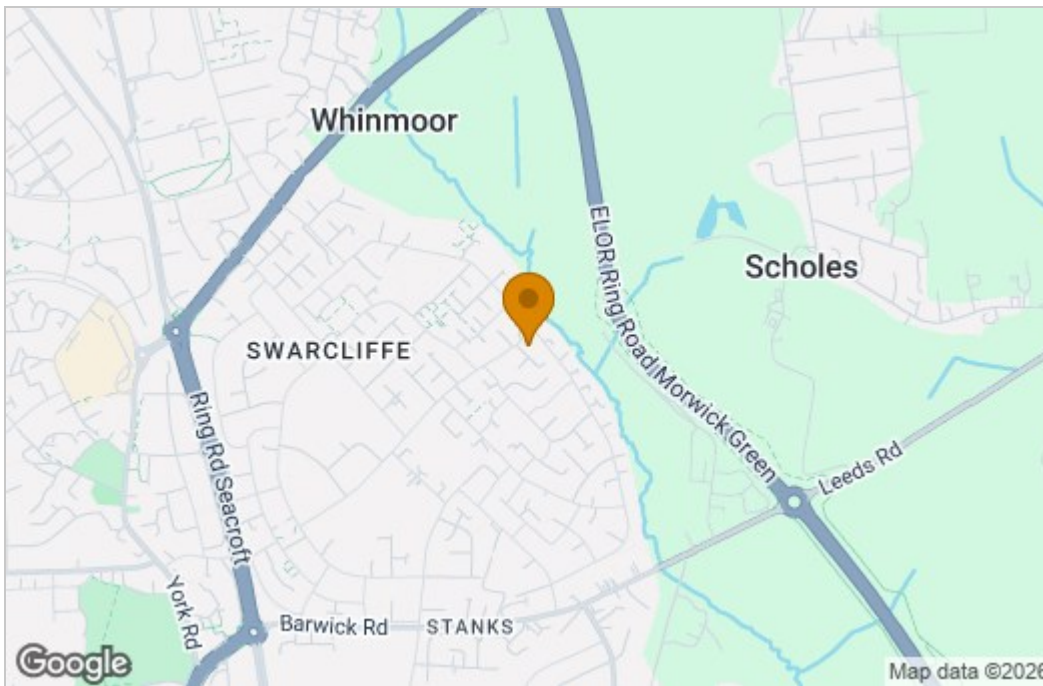
### Garage

Up and over door to the front. Power and light. Plumbing for washing machine.

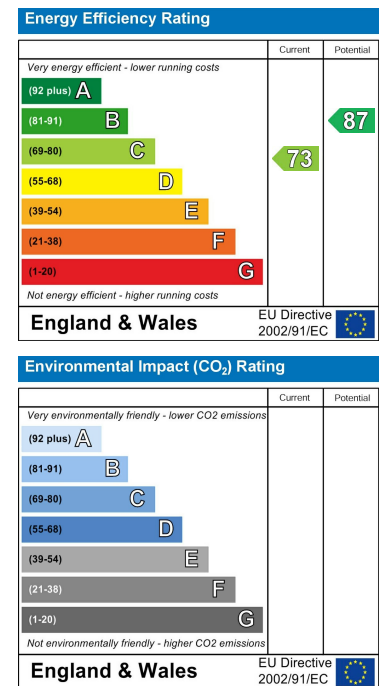
# Floor Plan



# Area Map



# Energy Efficiency Graph



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