



**Stoneacre**  
Properties



**Sunshine Row, Leeds, LS15 0FJ**

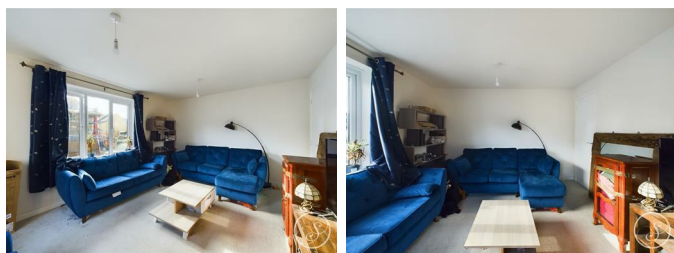
**£240,000**

\*\*\*NO CHAIN\*\*\* Stoneacre properties are proud to present this spacious three bedroom semi detached house. Located in a sought after area situated on the new Synergy development with transport links and close to local amenities. This property also benefits from an electric car charging point. Ideal for first time buyers and families. The property benefits from further purchased upgrades to the kitchen. This property comprises of; entrance hallway, w/c, lounge, kitchen/diner, three bedrooms, with the master bedroom benefiting from the en-suite and family bathroom. Viewings are highly recommended to appreciate all this property has to offer.

### ENTRANCE HALLWAY

Door to front. Door leading to w/c. Access into lounge and kitchen/diner.

### LOUNGE



Central heating radiator. Double glazed windows to the front and side elevation. Under stairs storage.

### KITCHEN/DINER



Central heating radiator. Integrated fridge/freezer, dishwasher, washing machine, electric oven and stove with cooker hood above. Sink with drainer. Double glazed windows to the front and side elevation. French doors leading to the garden.

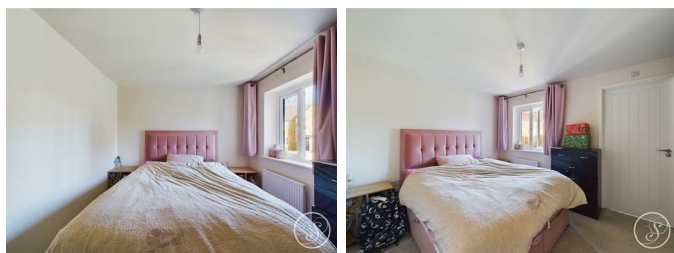
### W/C

White w/c and hand basin.

### FIRST FLOOR LANDING

Central heating radiator.

### BEDROOM ONE



Double glazed window to front elevation. Central heating radiator. Storage cupboard. Benefiting from the en-suite.

### EN-SUITE



Double glazed window to front elevation. White wash hand basin, low flush w/c and shower cubicle. Heated towel rail.

### BEDROOM TWO



Central heating radiator. Double glazed windows to front and rear.

### BEDROOM THREE

Central heating radiator. Double glazed window to side elevation.

## BATHROOM



Double glazed window to the side. Bath with hand held shower above. White wash hand basin and low flush w/c. Central heating radiator.

## EXTERNAL

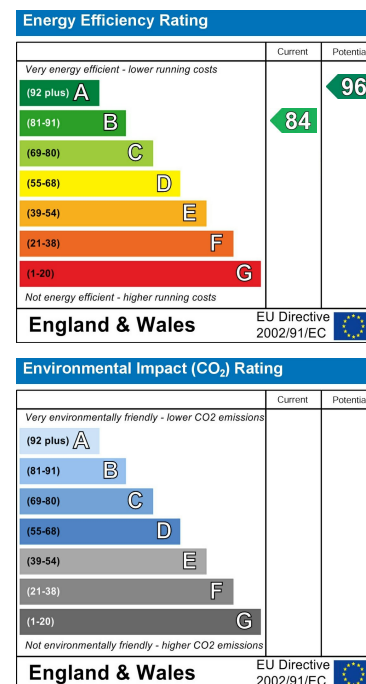
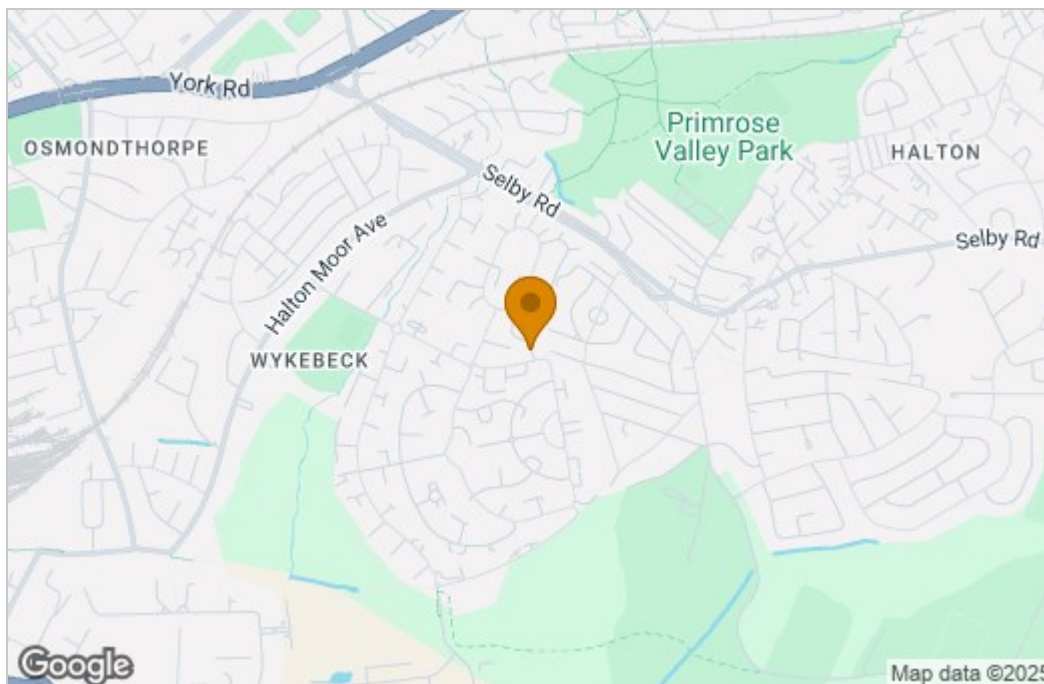


Garden to the rear. Driveway with space for two cars. Electric charging point. The property also benefits from gardens to the front and side. Outdoor socket and water tap. Shed.

## Floor Plan



## Area Map



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.

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