



Stoneacre
Properties



Elm Tree Close, Leeds, LS15 9JE

£250,000

Located on a charming cul-de-sac is this stunning end terrace house. Beautifully presented throughout, the property boasts two spacious reception rooms, perfect for both relaxation and entertaining. The two well-proportioned bedrooms provide a comfortable retreat, while the modern bathroom ensures convenience for daily living. As you enter the property, you are greeted by a lovely garden with walkway leading to the front door. The highlight of this home is undoubtedly the large sunroom, which features doors that open out to the rear garden, creating a seamless connection between indoor and outdoor spaces. This area is ideal for enjoying sunny days or hosting gatherings with family and friends. The fitted kitchen is both functional and stylish, catering to all your culinary needs. Additionally, the property includes a garage, providing ample storage space or secure parking, along with useful land behind that can be utilised for various purposes. There is also an area of land to the side, offering further potential for gardening or outdoor activities. This end terrace house is situated in a popular area, making it an excellent choice for those seeking local amenities, schools and motorway links. This property is sure to attract interest from a variety of buyers. Do not miss the opportunity to make this lovely home your own.

Entrance

Staircase leading to first floor. Door into lounge.

Lounge



Beautifully presented lounge with a double glazed window to the front aspect.

Kitchen



Fitted with a range of wall and base units with work surfaces over incorporating a sink and drainer unit. Electric oven and gas hob. Plumbing for washing machine. Space for fridge/freezer. Door leading into sunroom.

Sunroom



This stunning sunroom is a wonderful addition to this beautiful home. It boast French doors that lead out to the garden and ample space for entertaining.

First Floor Landing

Access to a part boarded loft.

Bedroom One



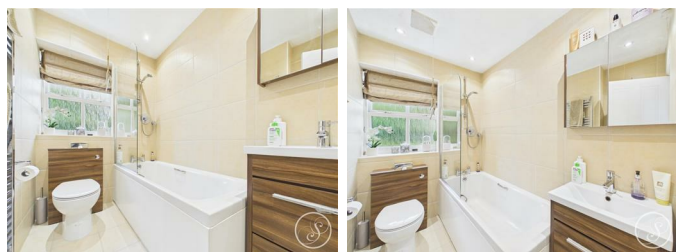
This double room is beautifully presented and benefits from a built in wardrobe. To the front is two double glazed windows allowing ample of light.

Bedroom Two



Spacious second room with a double glazed window to the rear.

Bathroom



Fitted with a white suite comprising: bath with shower over, vanity wash hand basin and wc. In addition there is a heated towel rail, tiling, shaver point and a double glazed window.

External



Only a physical viewing will allow anyone to appreciate the position of this property. To the front it has a beautiful lawned garden with a pathway that leads to the front door. To the side is gated access that leads to the rear garden and additional land at the side. The land to the side is ideal for storage sheds or further garden space.

Garage

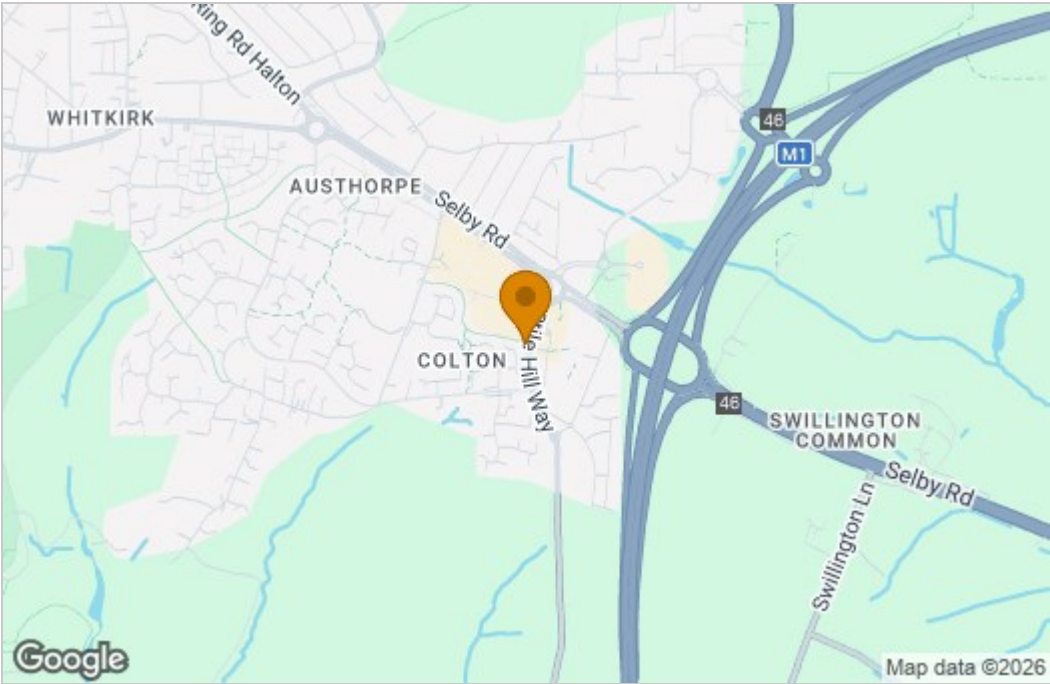


To the front of the garage is parking for two cars. Up and over door to the front. Additional land behind the garage that is great for storage.

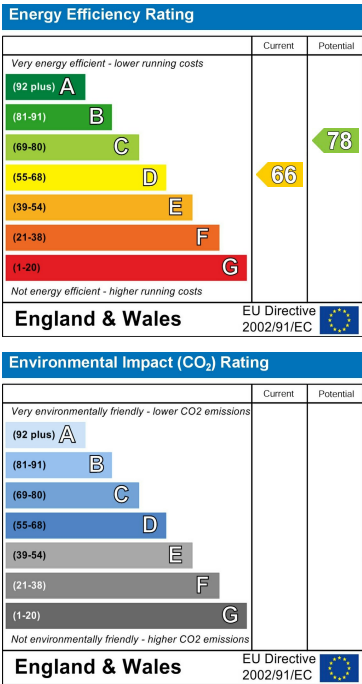
Floor Plan



Area Map



Energy Efficiency Graph



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.

