



Stoneacre
Properties



Acre Road, Leeds, LS10 4EW
Offers Over £170,000

Offered to the market is this 3 bed end of terrace house. The property is located in a sought after location in Middleton, Leeds. This is based in an ideal location close to all local amenities including shops, schools and transport links. The property comprises of: entrance hall way, lounge, kitchen/diner, first floor landing, three bedrooms, w.c and bathroom. Externally the property benefits from gardens to the front, side and rear. The property does have potential subject to planning permission for an additional dwelling. Please see attached architect drawings. There is also potential to extend to the side elevation again subject to relevant planning consents.

ENTRANCE

Door to the front. Central heating radiator.

LOUNGE



Double glazed window to the rear. Central heating radiator.

KITCHEN/DINER



Range of wall and base units. Integrated cooker with gas hob and extractor fan above. Space for fridge/freezer. Space for washing machine. Sink and drainer. Storage cupboard. Double glazed window to the front and the rear elevation. Central heating radiator.

FIRST FLOOR LANDING

Double glazed frosted window to the front. Central heating radiator. Loft access.

BEDROOM ONE



Double glazed window to the rear. Central heating radiator.

BEDROOM TWO



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

BEDROOM THREE



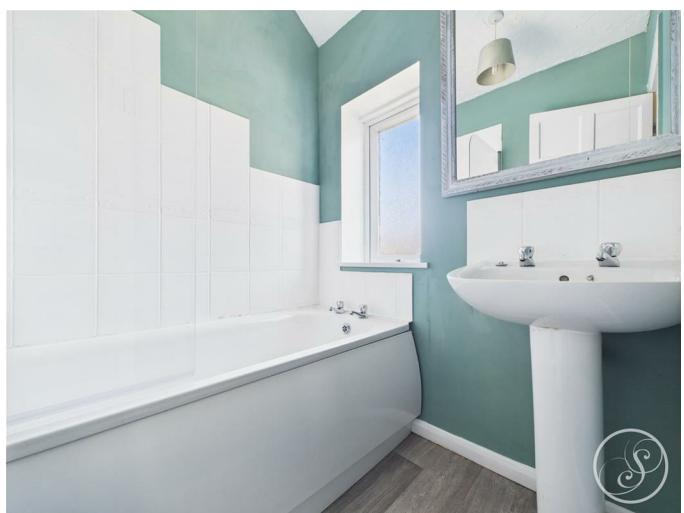
Double glazed window to the front elevation. Central heating radiator. Storage cupboard.

W.C



Double glazed frosted window to the rear. Low flush w.c and wash hand basin.

BATHROOM



Double glazed frosted window to the front elevation. Bath with shower above. Wash hand basin.

EXTERNAL

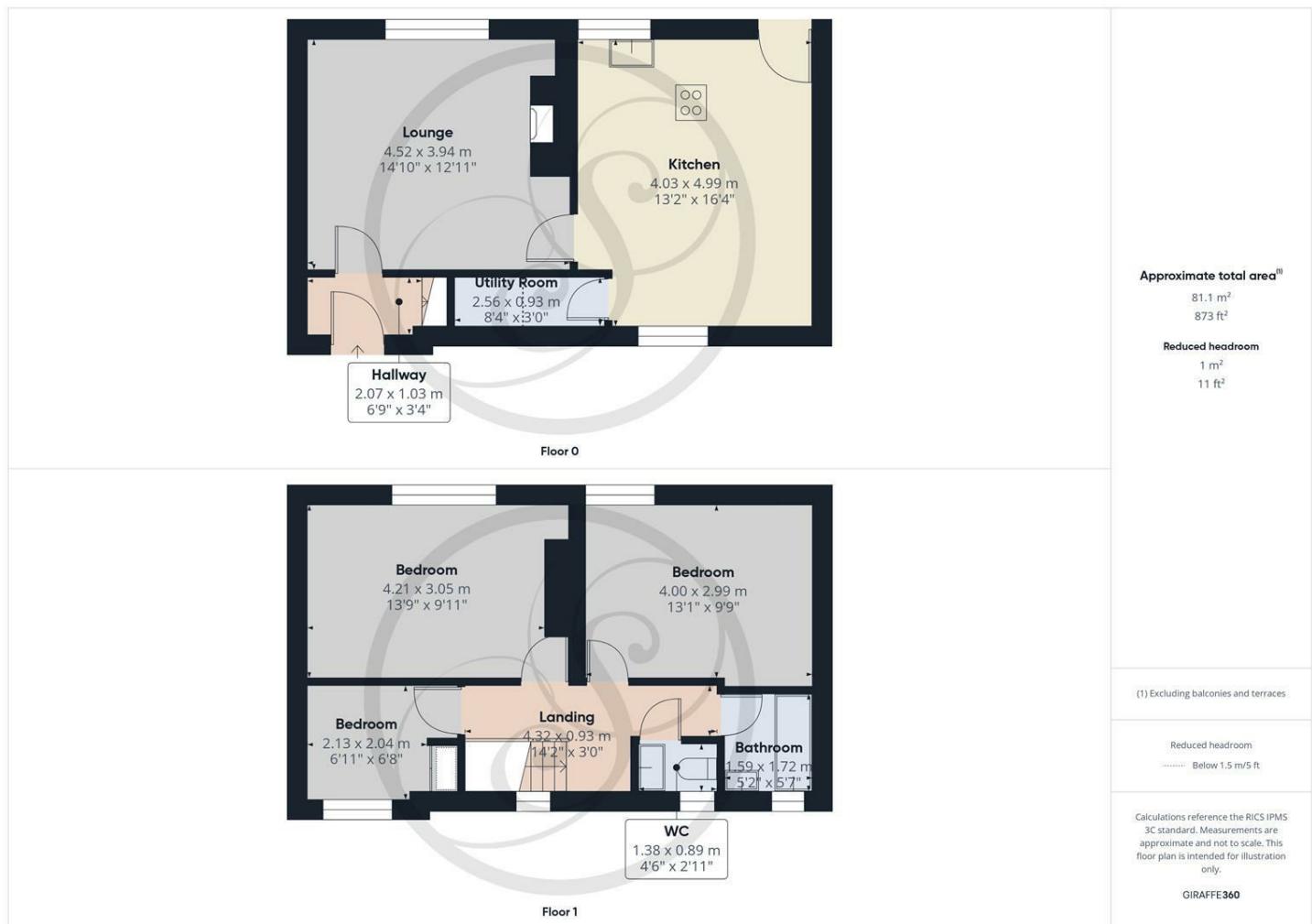


To the front of the property is grass laid to lawn. To the rear of the property grass laid to lawn. Paving to the rear. Plot of land to the rear elevation.

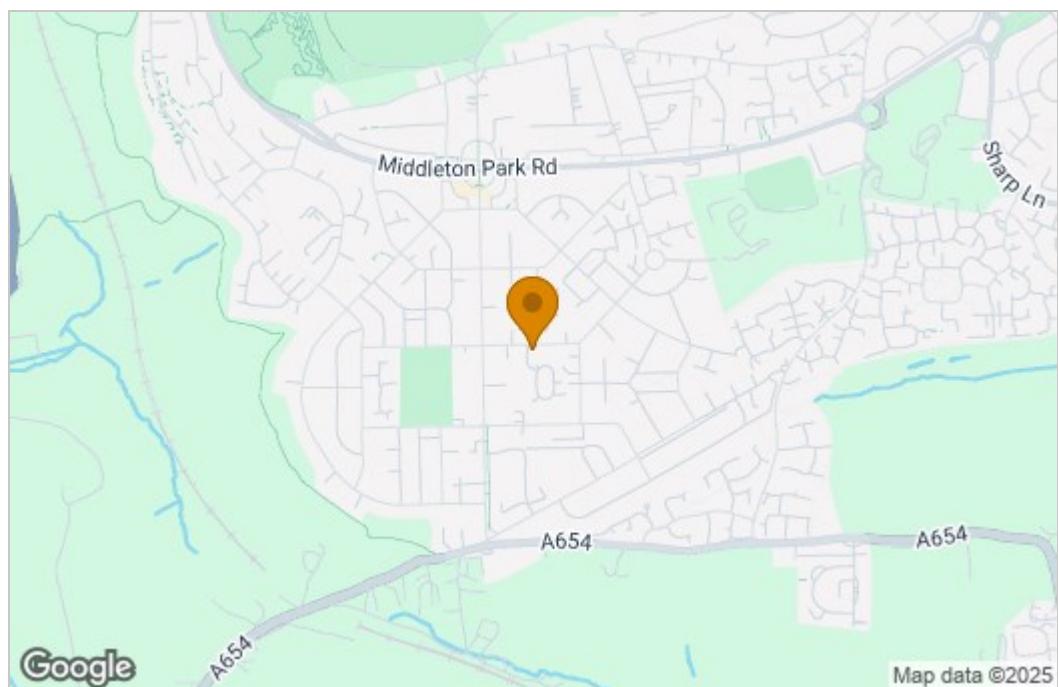
AGENT NOTE

We have been advised by the vendor that subject to relevant planning permission the garden could be split to provide a building plot. Please see professional architect drawing. Please note no planning permission has currently been obtained.

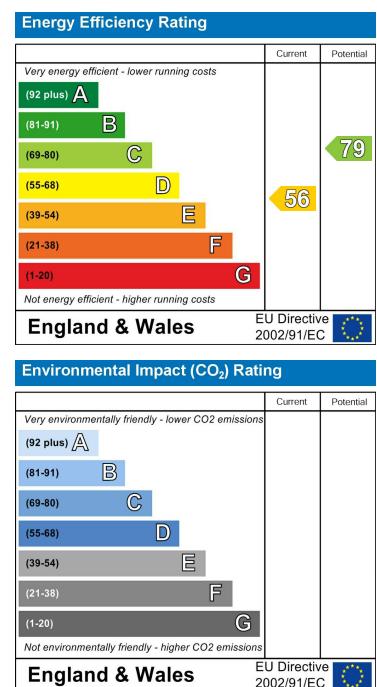
Floor Plan



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.

