



Stoneacre
Properties



Lupton Avenue

Leeds, LS9 6HB

Guide Price £195,000



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Entrance

Front door leads into Entrance Hallway.

Dining Room

11'2" x 11'0" (3.42 x 3.36)

Spacious Dining Room/secondary Living Room is complete with laminate flooring.

Lounge

12'0" x 11'0" (3.68 x 3.36)

Living Room comprises bay window, laminate flooring and feature fireplace.

Kitchen

12'0" x 19'5" (3.68 x 5.94)

Modern and sleek Kitchen is made up of white gloss wall and base units and comprises integrated fridge/freezer, integrated dishwasher, sink with drainer, plumbing for washing machine, oven, gas hob with extractor above, integrated microwave, breakfast bar seating, and under plinth lighting. Door leads out to rear garden.

Downstairs w/c

Comprises toilet and sink.

Bedroom 1

12'1" x 11'8" (3.7 x 3.56)

Double bedroom with laminate flooring and fitted wardrobes.

Bedroom 2

11'1" x 10'2" (3.4 x 3.1)

Second double bedroom with laminate flooring and fitted wardrobes.

Bedroom 3

7'6" x 8'0" (2.3 x 2.44)

Third single bedroom is ideal for a nursery or home office.

Bathroom

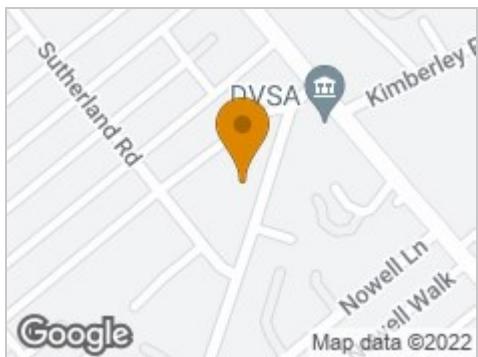
House bathroom is partially tiled and comprises shower over bath, toilet and sink.

External

Externally, the property boasts a front gate providing extra security that leads on to the block paved front driveway that in turn leads down the side of the property to the block paved, low maintenance, rear garden.



Road Map



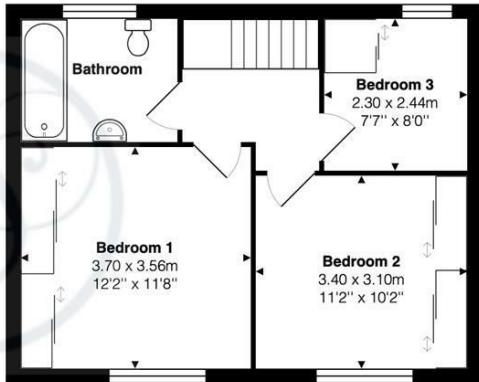
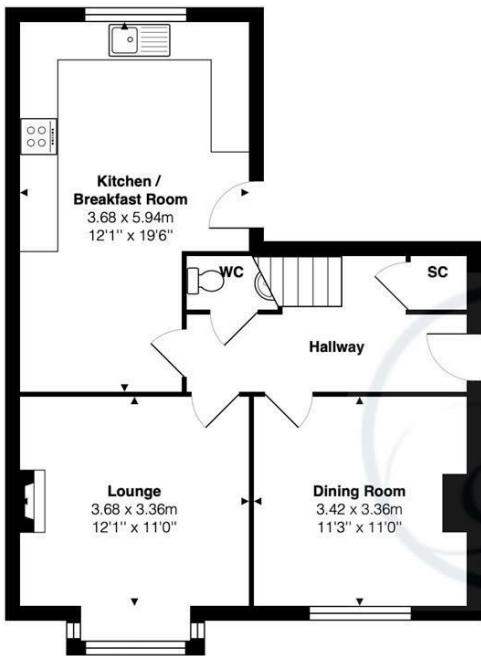
Hybrid Map



Terrain Map



Floor Plan



Lupton Avenue, Harehills, LS9 6HB

Total Area: 95.5 m² ... 1028 ft²

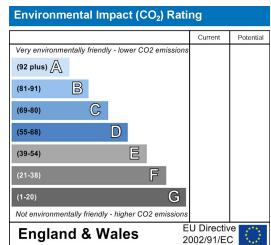
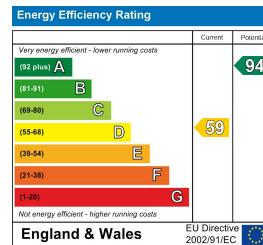
Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows and rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement.

The plan is for illustrative purposes only and should be used as such.

Viewing

Please contact our Chapel Allerton Sales Office on 0113 237 0999 if you wish to arrange a viewing appointment for this property or require further information.

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 firms employment has the authority to make or give any representation or warranty in respect of the property.