



Stoneacre
Properties



Scargill Close

Leeds, LS9 7HA

Offers In Excess Of £170,000



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Entrance

Front door leads in to the Entrance Hallway which offers access to the downstairs w/c, and through to the Kitchen/Diner.

w/c

Downstairs w/c comprises toilet and sink.

Kitchen/Diner

19'0" x 13'0" (5.8 x 3.97)

Spacious Kitchen/Diner has recently been renovated and now comprises sleek grey gloss wall and base units and features integrated fridge/freezer, integrated oven, hob with extractor above, sink with drainer, integrated washing machine, and integrated dishwasher. The Kitchen/Diner offers ample space for a formal dining table. Kitchen leads through to the rear porch that leads out to the rear garden.

Lounge

11'2" x 15'8" (3.42 x 4.79)

Generous sized Lounge comprises laminate flooring and feature fireplace with access to under stairs storage.

Bedroom 1

8'2" x 15'7" (2.5 x 4.76)

Double bedroom with window to rear elevation of the property.

Bedroom 2

12'7" x 9'6" (3.86 x 2.9)

Spacious double bedroom with fitted wardrobes.

Bedroom 3

9'1" x 7'1" (2.79 x 2.16)

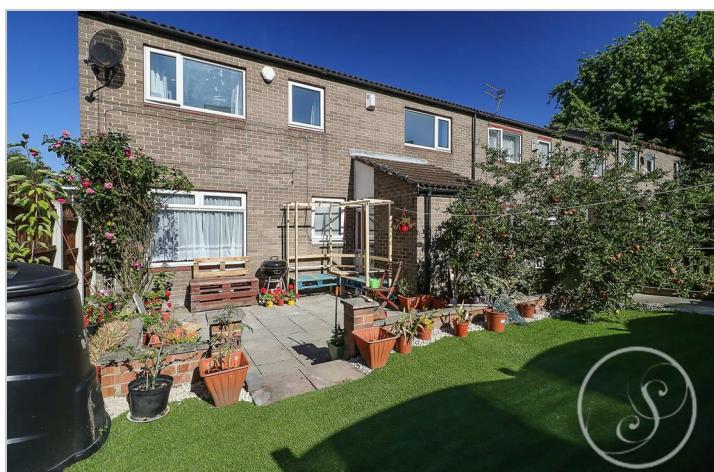
Third bedroom is ideal for a nursery or home office.

Bathroom

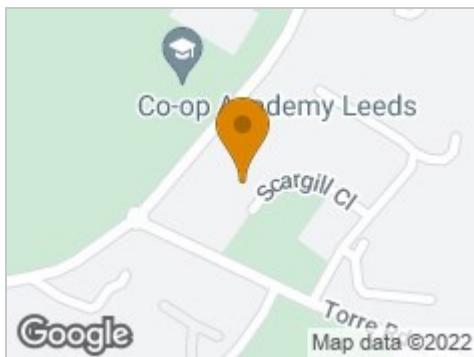
The newly updated house bathroom is tiled and features walk in shower, toilet and sink.

External

Externally, the property boasts a gated front driveway with access to the external storage cupboard. To the rear a low maintenance secure garden with patio area and AstroTurf grass.



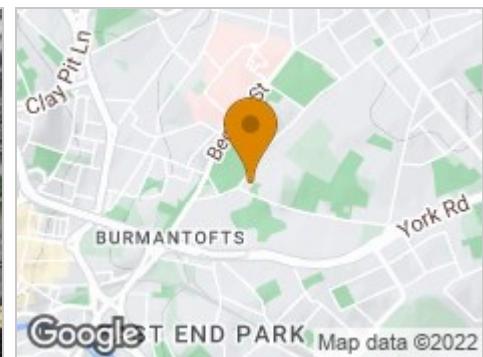
Road Map



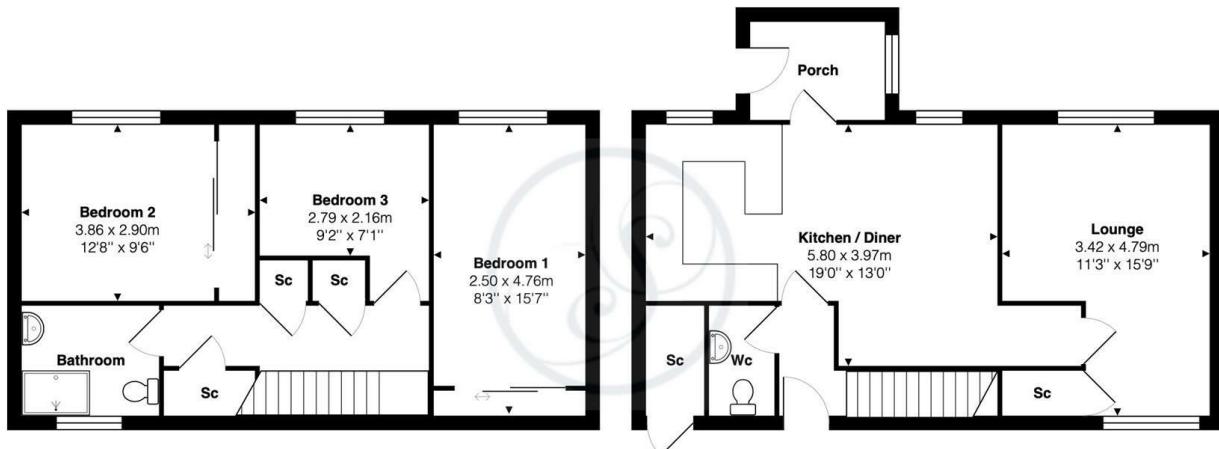
Hybrid Map



Terrain Map



Floor Plan



Scargill Close, Burmantofts, LS9 7HA

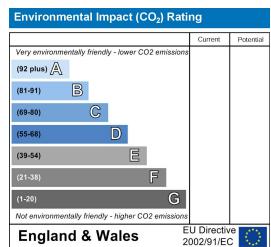
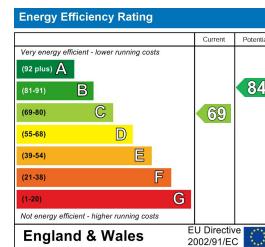
Total Area: 93.0 m² ... 1001 ft²

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, omissions 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.