



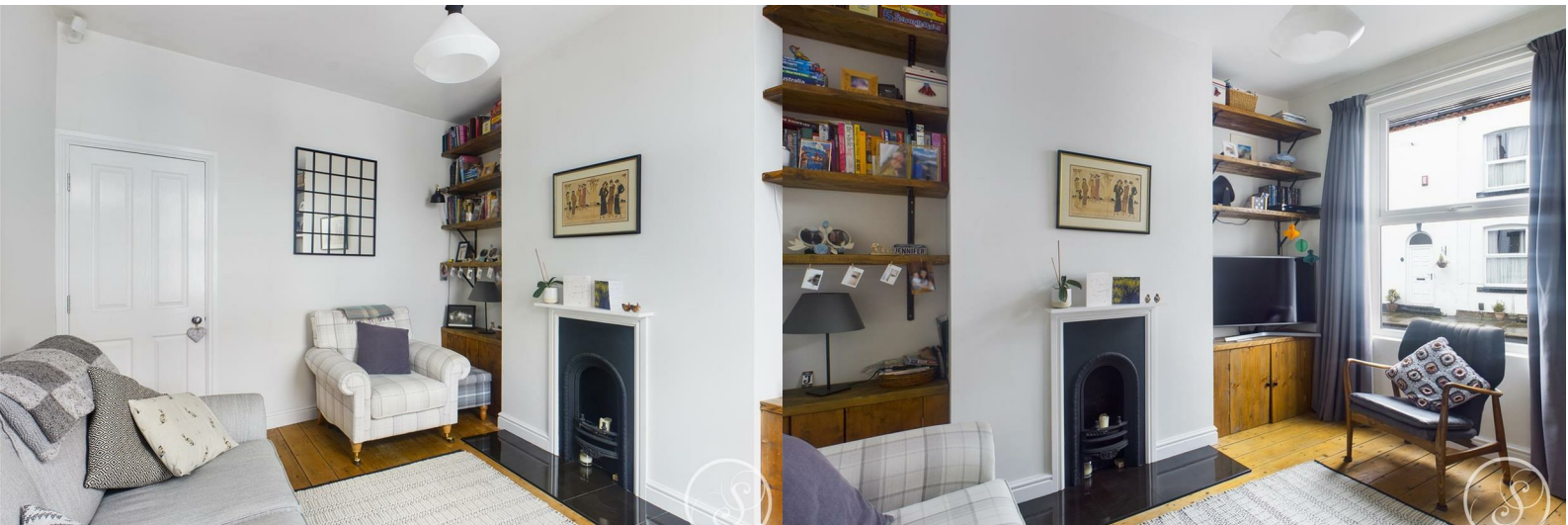
Stoneacre  
Properties



## Victoria Street

Leeds, LS7 4PB

£325,000



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## Entrance

Entering the property you are welcomed in to the living room.

## Living Room

A modern and well presented space yet boasts some original features including wonderful wooden flooring, and a feature fireplace. The lounge leads on to the kitchen.

## Kitchen

Modern kitchen made up of wall and base units with integrated oven, gas hob with extractor above, space and plumbing for washing machine and dishwasher and plenty of storage space. French doors lead out to the rear garden.

## Cellar

Accessed via the kitchen, the cellar is split in to two rooms, a great storage space. The boiler and meters are located in the cellar.

## Bedroom 1

Situated to the first floor this spacious double bedroom offers ample space for a double bed and bedroom furniture.

## Bedroom 2

Second bedroom situated to the first floor is a single, but is also ideal as a home office space.

## Bathroom

Comprising shower over bath, toilet and sink.

## Bedroom 3

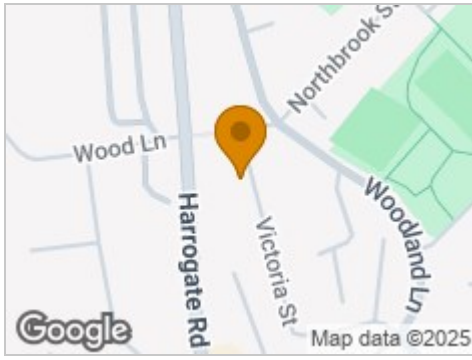
Situated to the second floor of the property is a further spacious bedroom that is flooded with natural light.

## External

To the rear is a mature and secure, Southwest facing private garden, a great space to enjoy the outdoors and capture the sun.



## Road Map



## Hybrid Map



## Terrain Map



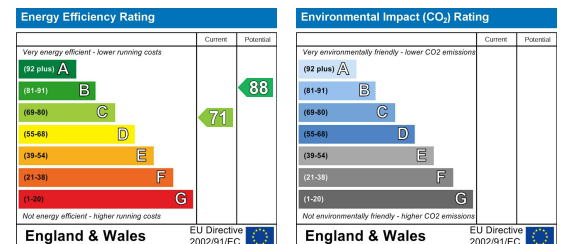
## Floor Plan



## 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



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