



Stoneacre  
Properties



Third Avenue

Leeds, LS12 1LA

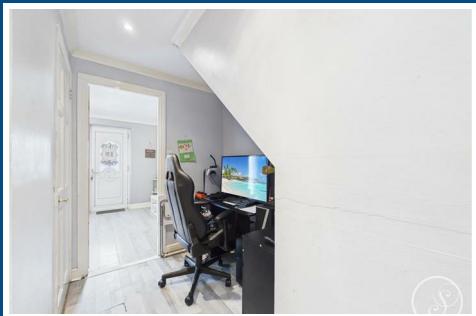
£150,000



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## Entrance

Entering the property you are welcomed in to hallway which offers access to the lounge and the kitchen/diner.

## Lounge

Large formal lounge with ample space for seating. Rear door and French doors lead out to the garden.

## Kitchen/Diner

Spacious kitchen made up of wall and base units with integrated double oven, gas hob, space for washing machine, dryer and fridge/freezer. Space offered for a formal dining table.

## Bedroom 1

Large double bedroom laid to carpet with plenty of space for bedroom furniture.

## Bedroom 2

Second double bedroom.

## Bedroom 3

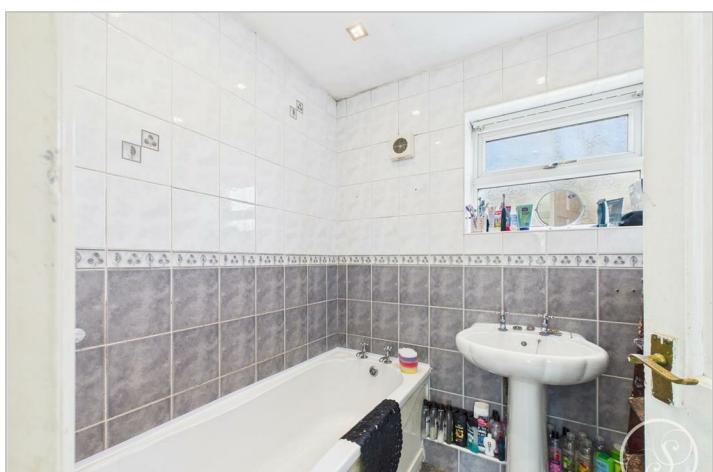
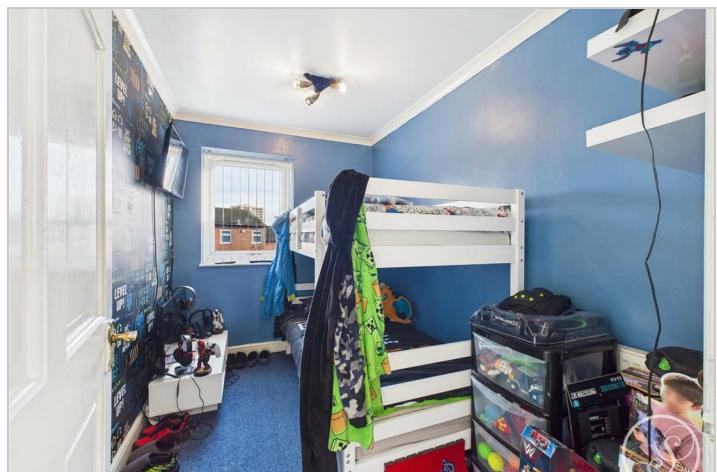
Third single bedroom.

## Bathroom

Shower over bath, sink, and separate w/c.

## External

Outhouse storage shed, front courtyard and rear lawned garden with raised decked area.



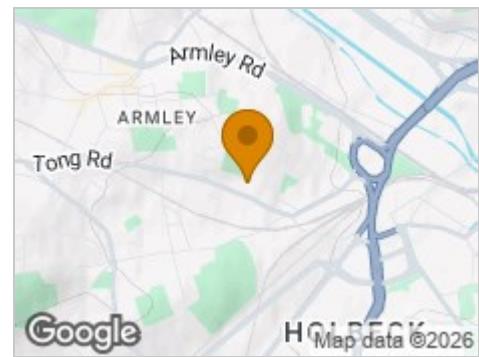
## Road Map



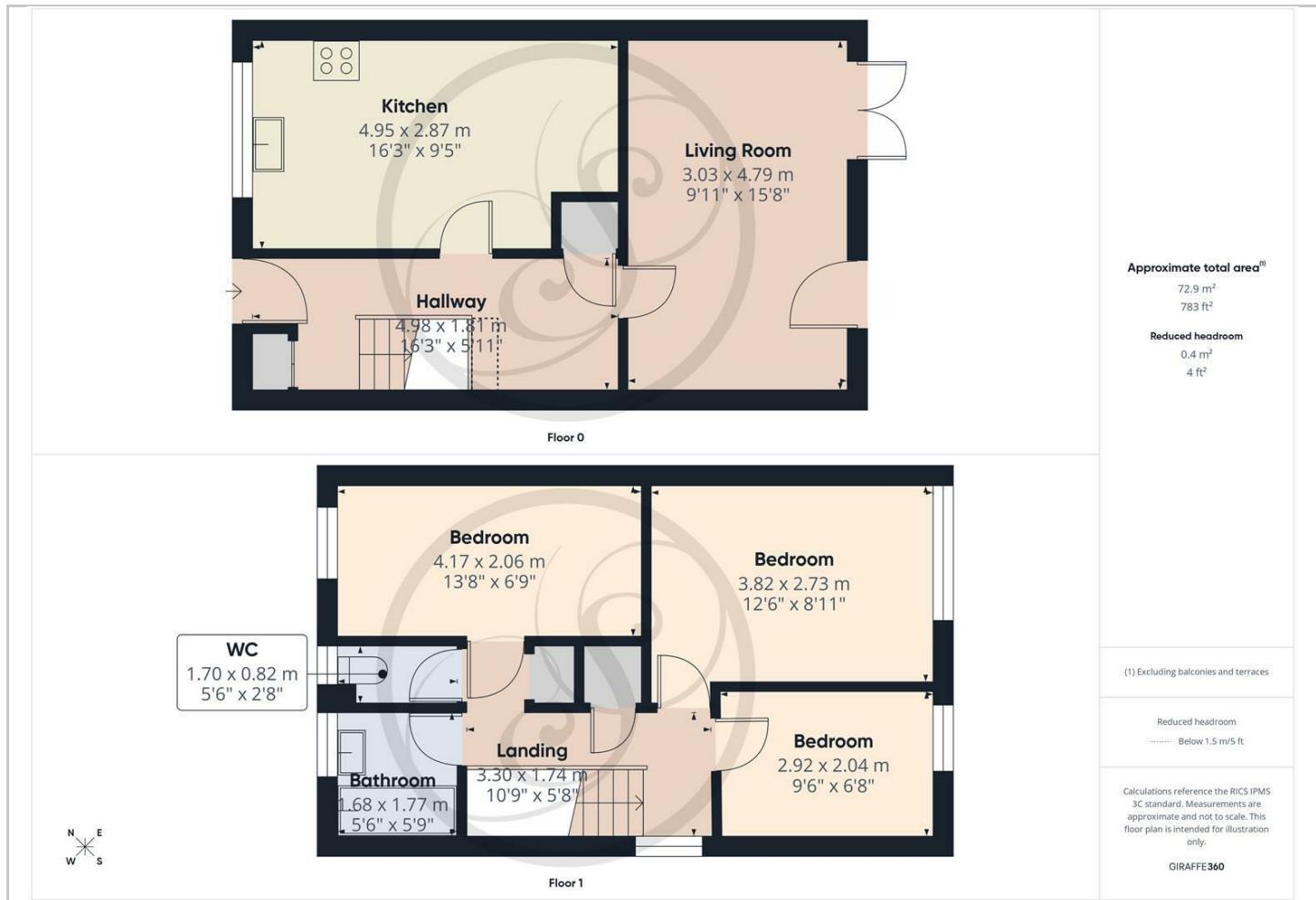
## Hybrid Map



## Terrain Map



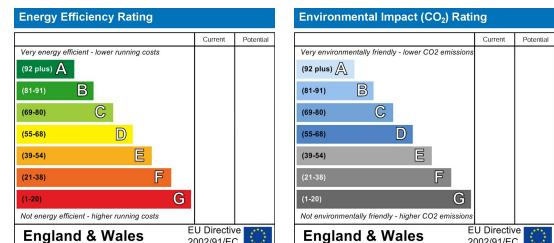
## Floor Plan



## 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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