



Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
	83
	70
EU Directive 2002/91/EC	
England & Wales	

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We are also available for out of hours appointments.

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Wentworth Crescent, LS17 7TW

£1,380 Per Calendar

Month

- 3-BED SEMI IN CUL-DE-SAC LOCATION
- FANTASTIC LOCATION
- CLOSE TO LOCAL AMENITIES
- UNFURNISHED
- PRIVATE GARDEN
- GARAGE
- AVAILABLE NOW
- EPC RATING - C

*** 3-BED SEMI-DETACHED HOUSE IN SOUGHT AFTER LS17 LOCATION *** RECENTLY RE-LANDSCAPED GARDEN *** Stoneacre Properties are delighted to bring to market this well positioned and presented 3-bed semi-detached family home in Alwoodley. The property is situated on a quiet cul-de-sac and is a short distance from the array of shops, bars and restaurants that Alwoodley has to offer, whilst offering an easy commute to Moortown. In brief, the property comprises Entrance Hallway, Lounge, Dining Room, and Kitchen to the ground floor. To the first floor, two double bedrooms, a third single bedroom, and house bathroom. Externally, the property boasts a generous sized front garden laid to lawn, and driveway that leads down the side of the property to the rear and to the detached garage. To the rear is a recently re-landscaped garden that is partially laid to lawn with patio area to the rear. This property is bound to be popular, so to arrange a viewing, please contact Stoneacre Properties. Available Now!

Entrance

Front door leads into the Entrance Hallway which offers access to the Lounge, Kitchen, and to upstairs.

Lounge

Bright and airy Lounge comprises laminate flooring, decorative coving and is open to the Dining Room.

Dining Room

Dining Room runs off the Lounge and is also accessed via the Kitchen. Rear glass door offers access out to the rear garden.

Kitchen

Galley Kitchen is made up of wall and base units and comprises space for freestanding oven and hob with extractor above, 1.5 bowl stainless steel sink with drainer, and plumbing for washing machine along with ample storage. Rear door leads out to the garden.

Bedroom 1

Master bedroom is laid to carpet and comprises wall to wall fitted wardrobes.

Bedroom 2

Further double bedroom is again laid to carpet and again features fitted wardrobes with sliding doors. Large window looks out over the rear garden.

Bedroom 3

Third single bedroom is laid to carpet, and is ideal for a children's bedroom/nursery, or a home office.

House Bathroom

Tiled house bathroom features shower over tiled bath with glass shower screen, toilet, and pedestal sink.

External

Externally, the property boasts a generous sized front garden laid to lawn, and driveway that runs along the side of the property up to the detached garage. To the rear is a beautifully re-landscaped rear garden that is partially laid to lawn with patio area to the rear of the garden.

