



**Stoneacre**  
Properties



**Cobham Walk, Leeds, LS15 8XF**

**£1,000**

Offered to let is this three bedroom semi detached house located on Cobham Walk, Leeds. The property is situated in a sought after location close to all local amenities including: shops, schools and transport links. The property briefly comprises of: lounge, kitchen/diner, first floor landing, three bedrooms and family bathroom. Externally the property benefits from grass laid to lawn to the front, side and rear. Driveway to the front providing off street parking. Garage with up and over door with storage space. This property is not one to be missed to arrange your viewing please contact the office today to arrange your viewing. AVAILABLE NOW. UNFURNISHED.

## LOUNGE

Double glazed window to the front elevation. Central heating radiator.

## KITCHEN/DINER

Double glazed window to the rear elevation. Sliding door to the rear. Understair storage cupboard. Central heating radiator. Wall and base units. Integrated oven with gas hob with extractor fan above. Plumbing for washing machine. Sink and drainer. Space for fridge/freezer.

## FIRST FLOOR LANDING

Loft access.

## BEDROOM ONE

Double glazed window to the front elevation. Central heating radiator. Storage cupboard.

## BEDROOM TWO

Double glazed window to the rear elevation. Central heating radiator.

## BEDROOM THREE

Double glazed window to the rear elevation. Central heating radiator.

## BATHROOM

Double glazed frosted window to the side elevation. Bath with shower above. Wash hand basin. Low flush w.c. Central heating radiator.

## EXTERNAL

Grass laid to lawn to the front and rear elevation. Driveway to the front providing off street parking. Garage.

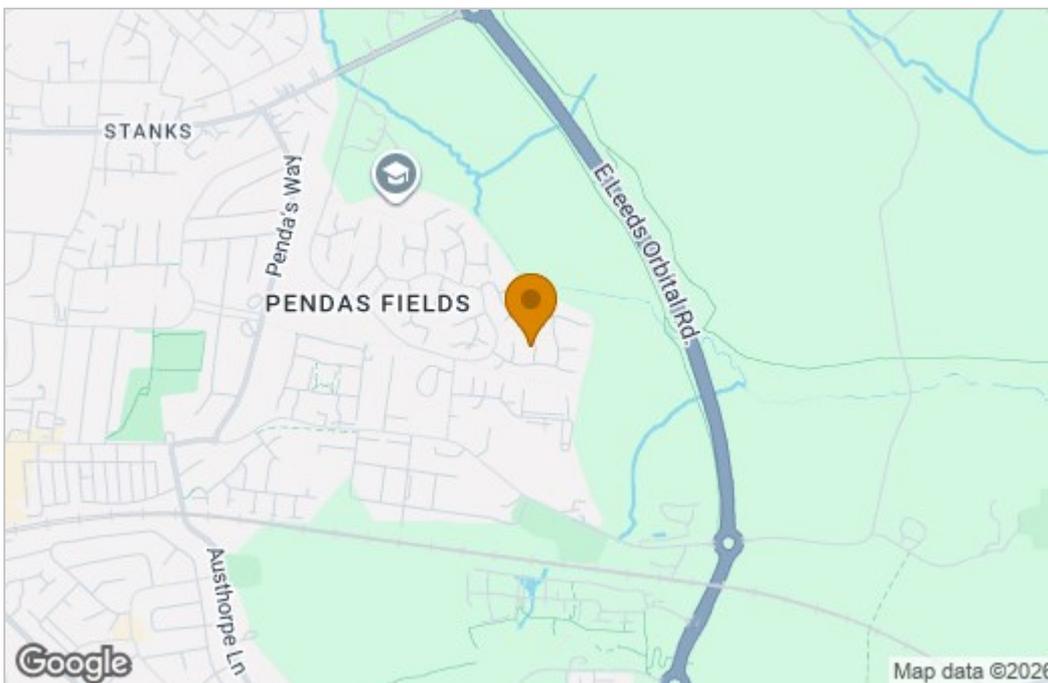
## GARAGE

Up and over door.

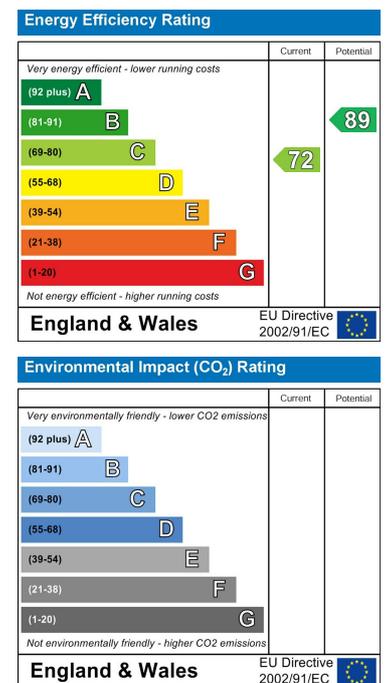
## Floor Plan



## Area Map



## 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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