





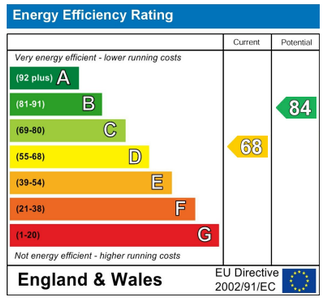

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Plane Tree Croft, LS17 8UQ

£1,375 Per Calendar Month

- **2-BED SEMI**
- **MODERN FITTED KITCHEN**
- **TILED BATHROOM**
- **TWO DOUBLE BEDROOMS**
- **DRIVEWAY AND GARAGE**
- **AVAILABLE NOW**
- **EPC - D**
- **COUNCIL TAX BAND - C**

*** WELL PRESENTED SEMI-DETACHED HOUSE *** SUPERB LS17 LOCATION ***

Stoneacre Properties are delighted to bring to market this well appointed semi-detached house. Plane Tree Croft is a popular and sought after modern development located just off Shadwell Lane and therefore close to all amenities that both Alwoodley and Moortown have to offer. The property features a delightful reception room in addition to a fitted kitchen. To the first floor, two double bedrooms and a house bathroom. Externally, the property boasts a front garden and driveway that leads down the side of the property up to the garage, and to the rear, a private garden.

Early internal viewings are strongly advised. To arrange a viewing, please contact Stoneacre Properties on 01132370999.

Our branch opening hours are:

Mon	0900 - 17:30
Tues	0900 - 17:30
Weds	0900 - 17:30
Thurs	0900 - 17:30
Fri	0900 - 17:30
Sat	0900 - 15:00
Sun	By Appointment

We are also available for out of hours appointments.

The prestigious offices in Chapel Allerton (North Leeds) and Whitkirk (East Leeds) provide residential & commercial sales and lettings, full property management services, all aspects of commercial property, legal services and in-house mortgage advice and financial planning.

Entrance

Entering the property you are welcomed into the entrance porch which leads into the lounge.

Lounge

Generous sized lounge is finished with laminate flooring and comprises decorative coving and feature fireplace. Lounge leads through to the kitchen and to upstairs.

Kitchen

Modern grey gloss fitted kitchen is made up of wall and base units and includes integrated oven, hob with extractor above, built in washing machine, fridge/freezer, ample storage space, and sink with drainer. The kitchen leads out to the rear garden.

Bedroom 1

Double bedroom laid to carpet, with fitted wardrobes, over stairs store cupboard and window to rear elevation overlooking the rear garden.

Bedroom 2

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

Bathroom

Tiled bathroom with shower over full size bath, toilet and sink.

External

Front garden laid to lawn. Driveway runs down the side of the property up to the detached garage which has power and a manual up and over door. To the rear is a private lawned garden with patio.















