









## welcome to

# **Stonegate Crescent, Meanwood Leeds**

This attractive property features a kitchen-diner, ideal for family meals and entertaining, and has been well maintained throughout. With three comfortable bedrooms, it's perfect for a wide range of buyers—from first-time homeowners to growing families or downsizers.





This property offers a welcoming entrance hall leading to the guest W/C and into a bright and airy lounge. To the rear, you'll find a modern kitchen-diner with ample space for cooking, dining, and entertaining, with direct access to the private rear garden—ideal for summer gatherings or relaxing outdoors.

Upstairs, there are three well-proportioned bedrooms and a contemporary family bathroom.

Externally, the property benefits from a generous rear garden, perfect for children, pets, or gardening enthusiasts.

**Ground Floor** 

Kitchen/Diner

Lounge

**Guest W/C** 

**First Floor** 

**Bedroom One** 

**Bedroom Two** 

**Bathroom** 











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## **Stonegate Crescent, Meanwood Leeds**

- SEMI-DETACHED FAMILY HOME
- THREE BEDROOMS
- WELL MAINTAINED THROUGHOUT
- PRIVATE REAR GARDEN
- SUITABLE FOR A WIDE RANGE OF BUYERS

Tenure: Freehold EPC Rating: D

Council Tax Band: C

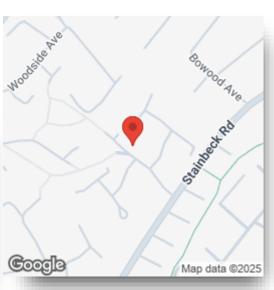
fixed price

£290,000









Please note the marker reflects the postcode not the actual property

## view this property online williamhbrown.co.uk/Property/HEA109346



Property Ref: HEA109346 - 0002 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



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