



**Stoneacre**  
Properties



**Winrose Drive, Leeds, LS10 3AD**

**£1,150**

Stoneacre Properties are delighted to be able to offer to let a well presented mid terraced property, set within the cul-de-sac part of Winrose Drive, close to all local shopping and public amenities as well as being close to transport links into Leeds City Centre. The accommodation comprises of an entrance hall, a delightful lounge, a luxury fitted kitchen/breakfast room, three bedrooms and a modern bathroom/WC. To the rear of the house is an enclosed rear garden. Early internal viewings are strongly advised. Part Furnished. Available AUGUST

## GROUND FLOOR

### ENTRANCE HALL

Radiator, staircase leading to first floor.

### LOUNGE 16'0" x 13'11" (4.877 x 4.244)

feature electric fireplace, radiator,

### KITCHEN/BREAKFAST ROOM 17'3" x 8'1" (5.266 x 2.464)

Range of luxury fitted wall and base units with a tiled splash back, built in oven and four ring electric hob with an extractor hood over, sink unit, radiator, double glazed windows, under stairs storage cupboard, double glazed door leading onto the garden.

## FIRST FLOOR

### BEDROOM ONE 14'6" x 11'5" (4.432 x 3.487)

Mirror fronted fitted wardrobes, double glazed window, radiator.

### BEDROOM TWO 13'3" x 7'5" (4.033 x 2.2718)

Double glazed window, radiator.

### BEDROOM THREE 10'3" x 7'7" (3.114 x 2.311)

Double glazed window, radiator.

### BATHROOM

Modern suite comprising of a bath with a shower attachment and shower screen, wash hand basin set in a vanity unit, low level WC, inset spotlights, tiled walls, tiled flooring, chrome heated towel rail.

## EXTERIOR

### GARDEN

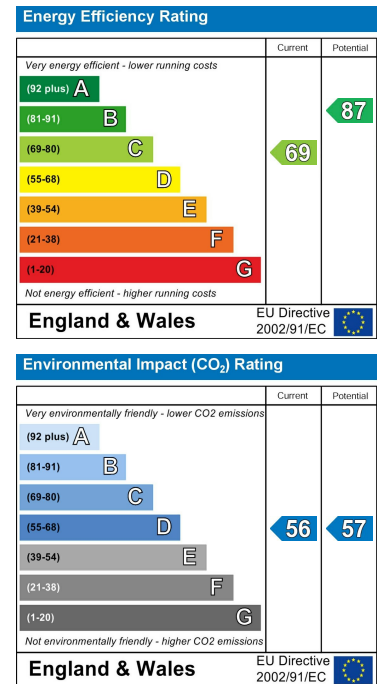
An enclosed two tiered rear garden. The upper tier is a large decked patio area with a step down to a mainly lawned area.

# Floor Plan

## Area Map



## Energy Efficiency Graph



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184 Harrogate Road, Leeds, West Yorkshire, LS7 4NZ  
 Tel: 0113 237 0999 Email: north@stoneacreproperties.co.uk <https://www.stoneacreproperties.co.uk>

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