



Stoneacre  
Properties



## Servia Gardens

Leeds, LS7 1NW

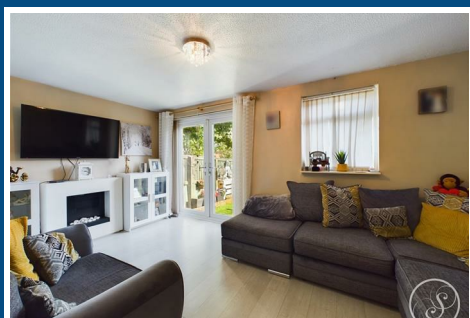
Offers Over £175,000



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## Entrance

Entering the property you are welcomed into the entrance porch which offers a great storage space for coats and shoes, as well as having a large storage unit. The porch leads through to the hallway which offers access to the kitchen and lounge. The hallway boasts great storage space both under the stairs as well as a large storage cupboard.

## Kitchen/Diner

Modern kitchen made up of wall and base units with integrated oven and hob, as well as plumbing for washing machine, space for fridge/freezer and ample storage space, the kitchen is finished with breakfast bar seating. Space is also offered for a formal dining table offering a great hosting and socialising space.

## Lounge

Large lounge offers ample space for seating and French doors lead out to the rear patio and garden.

## Landing

Offering access to the three bedrooms as well as the house bathroom with separate w/c. The landing also offers access to spacious storage/airing cupboards.

## Bedroom 1

Spacious double bedroom laid to carpet with wardrobes and space for additional bedroom furniture.

## Bedroom 2

Second spacious bedroom can accommodate a small double bed, as well as drawers. The room boasts a large storage cupboard.

## Bedroom 3

Third small double bedroom.

## Bathroom

Shower over bath, sink and separate w/c.

## External

The property boasts a front garden finished with Astro Turf grass and to the rear is a spacious and private garden with patio seating area, mature plants to the border and is again finished with Astro Turf grass. The garden is a wonderful space for gathering with friends and family. Residents also benefit from permit parking.





## Road Map



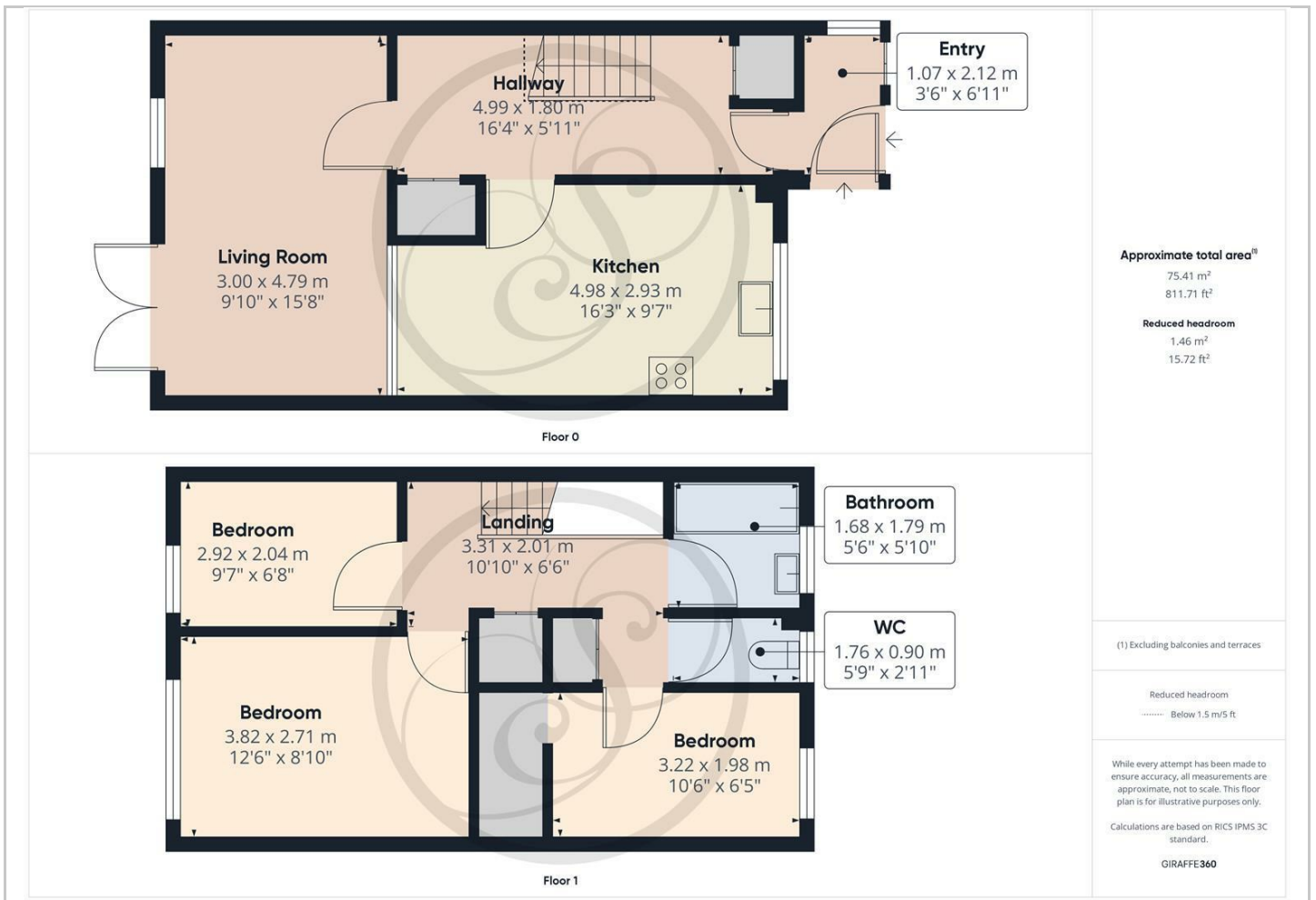
## Hybrid Map



## Terrain Map



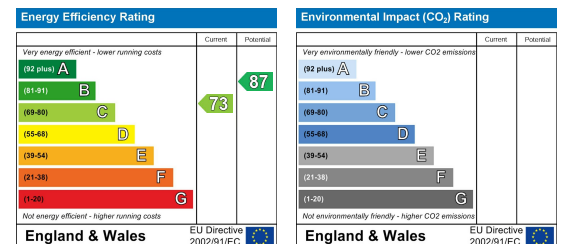
## Floor Plan



## Viewing

Please contact our Chapel Allerton Sales Office on 0113 237 0999 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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