



Stoneacre  
Properties



## Amberton Terrace

Leeds, LS8 3JF

£205,000

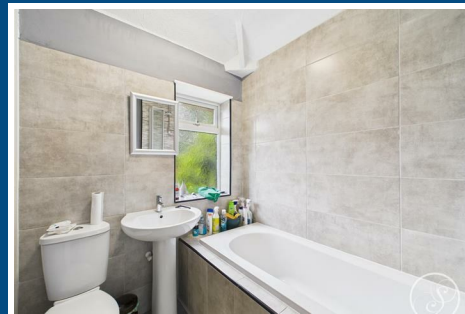
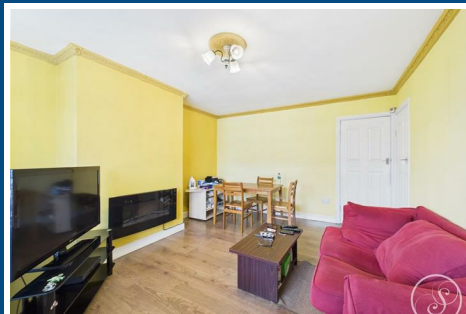




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Leeds, LS8 3JF

£205,000



\*\*\* 2 DOUBLE BEDROOM SEMI DETACHED PROPERTY \*\*\* MODERN KITCHEN AND BATHROOM \*\*\* FANTASTIC LOCATION \*\*\* IDEAL FOR FAMILIES OR FIRST TIME BUYERS ALIKE \*\*\*

Stoneacre Properties are delighted to present to market this two bedroom semi detached property, set in a sought after location and providing easy access to local amenities and transport links.

The property briefly comprises entrance hallway, lounge, modern fitted kitchen, two double bedrooms and 3-piece bathroom. Externally the property benefits from a small front garden and a spacious garden to the rear that is primarily laid to lawn. This property offers the opportunity to add individual character and style. Viewings are highly recommended to appreciate the full potential that is on offer.

## Entrance

Entering the property you're welcomed into the entrance hallway which offers access to the lounge.

## Lounge

Spacious lounge with useful storage cupboard and space for a dining table.

## Kitchen

Modern kitchen made up of wall and base units, complete with hob, oven and extractor. The kitchen has the added benefit of 2 pantry cupboards offering useful additional storage space. Access is offered via the external kitchen door to the rear garden.

## Bedroom 1

Large double bedroom with fitted storage cupboard, laid to carpet.

## Bedroom 2

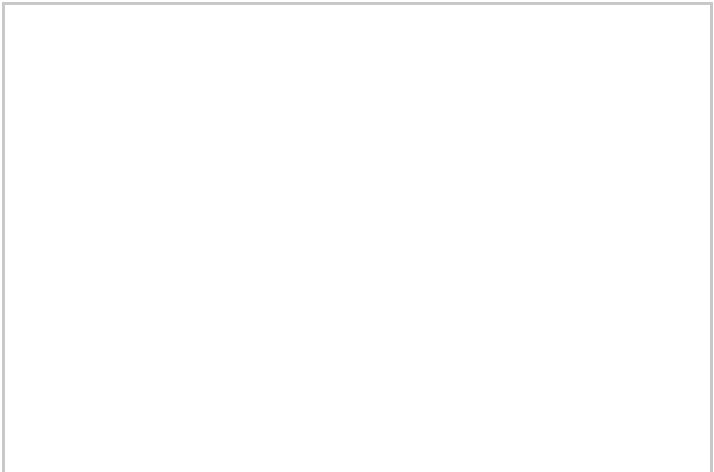
Second double bedroom, laid to carpet, overlooking the rear garden.

## Bathroom

Modern 3-piece bathroom comprising shower over bath, toilet, sink and heated towel rail.

## External

Externally the property boasts a well maintained front garden, laid to lawn. At the rear, a wonderful split level garden primarily laid to lawn. Parking is available on street.



Road Map



Hybrid Map



Terrain Map



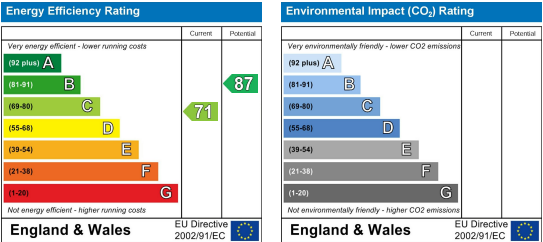
Floor Plan



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



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 firms employment has the authority to make or give any representation or warranty in respect of the property.