



Stoneacre
Properties



Hertford Fold

Leeds, LS15 9ET

Asking Price £335,000



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ENTRANCE

External door to front. Central heating radiator. Staircase leading to first floor.

LOUNGE

To the front is a double glazed window. Gas fire with feature surround. TV point. Door leading into Conservatory.

RECEPTION TWO

Spacious Conservatory with synthetic tiled roof. French doors leading out to rear garden. Electric wall heater.

KITCHEN

Fitted with a modern range of wall and base units with Quartz work surfaces over incorporating a stainless steel sink with drainer. Double electric oven, four ring induction hob with cooker hood over. Integrated dishwasher, fridge/freezer, wine cooler and microwave. In addition there is plumbing for a automatic washing machine, breakfast bar, central heating boiler, double glazed window and door to rear. Built in storage cupboard.

FIRST FLOOR LANDING

Access to loft. Double glazed window to rear.

BEDROOM ONE

Fitted with a modern range of sliding wardrobes to one wall. Double glazed window to front. Central heating radiator.

BEDROOM TWO

To the front is a double glazed window. Central heating radiator.

BEDROOM THREE

To the rear is a double glazed window. Central heating radiator.

BATHROOM

Fitted with a modern white suite comprising bath with shower over, wash hand basin and wc. In addition there is tiling, heated towel rail, ceiling spotlights and a double glazed window to rear.

EXTERNAL

To the front is a pebbled garden and spacious driveway that leads to a garage, To the rear is a delightful garden that is a good size. It is mainly laid to lawn with planted areas and patio.

GARAGE

Power, light, up and over door.



Road Map



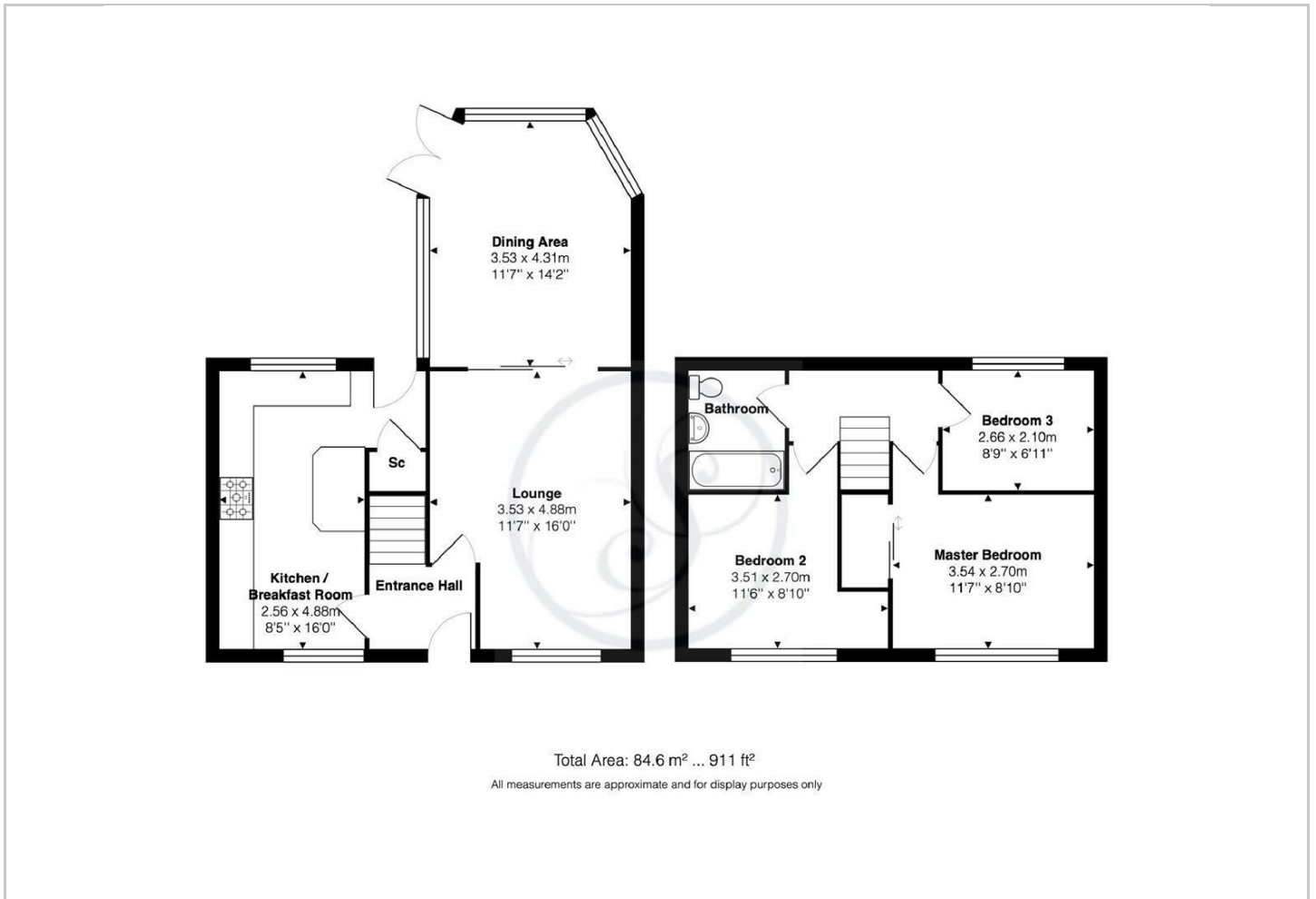
Hybrid Map



Terrain Map



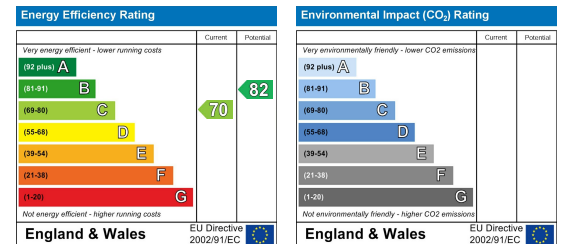
Floor Plan



Viewing

Please contact our Whitkirk Office on 0113 260 9111 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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