



**Stoneacre**  
Properties



**Woodland Road, Leeds, LS15 7DH**

**£254,800**

Stoneacre Properties are delighted to offer for sale this extended semi detached family home. Chain free. This property is in need of some updating throughout but offers ample space for a growing family. Situated in a sought after location close to all the local amenities on offer at Crossgates, Whitkirk and Temple Newsam. Comprising to the ground floor, entrance porch, entrance hall, lounge, dining area, conservatory, kitchen, office space, sitting area and access into the garage. To the first floor this home boasts three bedrooms and a bathroom with a separate wc. Externally there are gardens to the front and rear and parking to the side.

Viewings are highly recommended to appreciate the potential this property has.

Entrance Hall 13'6" x 5'9" (4.12 x 1.76)



Door into porch. Staircase leading to first floor. Under stairs storage. Built in storage cupboard. Central heating radiator.

Lounge/Diner 23'11" x 11'11" (7.31 x 3.65)



To the front is a double glazed window. To the rear of the room is an ideal space for dining.

Conservatory 17'7" x 8'1" (5.36 x 2.47)



Large double glazed conservatory with tilt and slide door to rear. Partly used as additional kitchen space with base units and sink. Further space for dining or sitting area.

Kitchen 9'10" x 8'11" (3.01 x 2.72)



Fitted with a range of wall and base units with work surfaces over. Electric oven and halogen hob with extractor fan over.

Sitting Area 10'4" x 8'0" (3.16 x 2.44)



Door and double glazed window to rear. Central heating radiator.

Access Into Garage

Door into garage. Alarm panel.

Office/Sitting Area 12'1" x 9'3" (3.69 x 2.84)



Central heating radiator. Door to front. Double glazed window.

First Floor Landing 9'7" x 4'6" (2.93 x 1.38)

Access into boarded loft via a pull down ladder. Built in glazed bookcase.

Bedroom One 13'6" x 10'11" (4.14 x 3.33)



Double glazed window to front. Central heating radiator. Fitted wardrobes.

**Bedroom Two 10'2" x 9'10" (3.12 x 3.02)**



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

**Bedroom Three 8'3" x 6'11" (2.54 x 2.11)**



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

**Bathroom 7'6" x 5'6" (2.31 x 1.68)**



Fitted with a bath with shower over and a vanity wash hand basin. Double glazed window to rear.

Storage cupboards housing the central heating system.

**Separate WC 4'9" x 2'7" (1.45 x 0.81)**



Fitted with a wc.

**External**



To the front and rear is gardens, the rear is partly paved. To the side is a driveway leading to a garage.

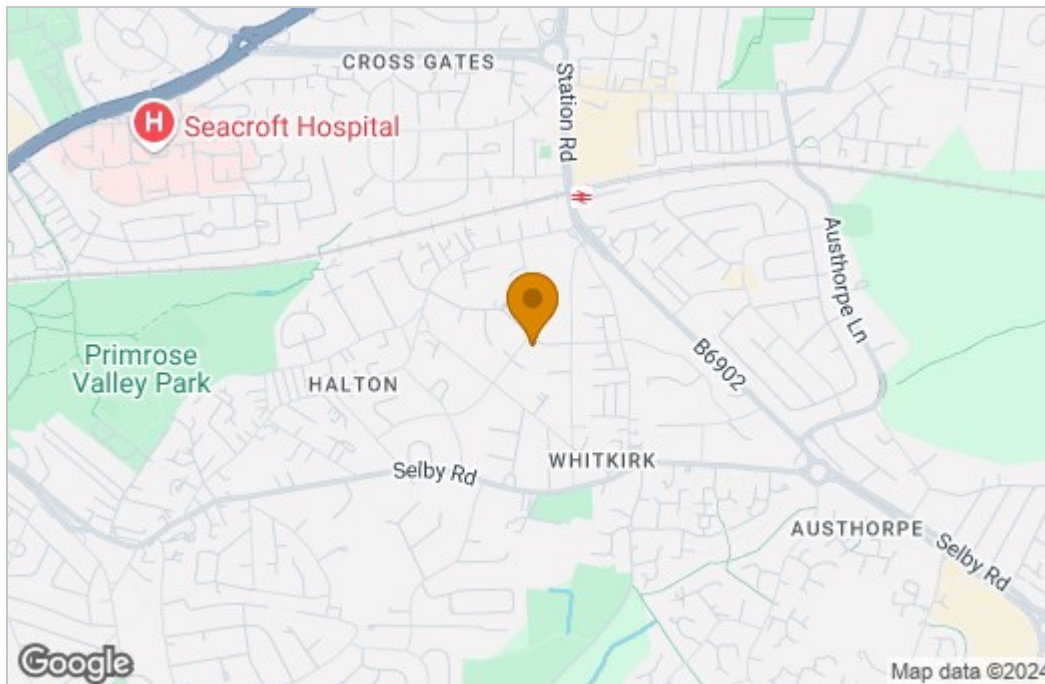
**Garage 16'9" x 9'6" (5.13 x 2.90)**

Garage attached, with access from the house. Power and light. Up and over door.

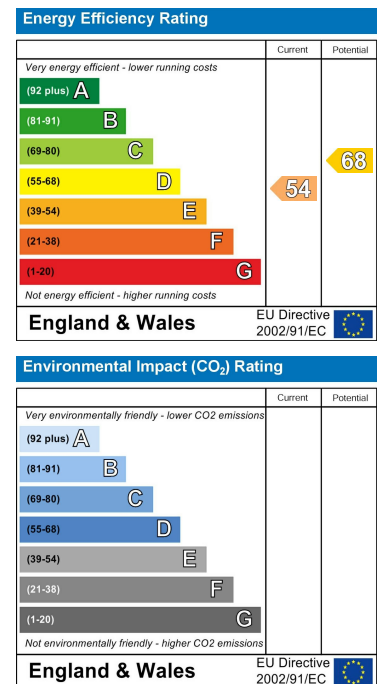
# Floor Plan



# Area Map



# 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

