



**Stoneacre**  
Properties



**Dutton Green, Leeds, LS14 1PA**

**£155,000**

Stoneacre Properties are excited to offer for sale this ideal investment opportunity. This three bedroom town house is available with a tenant in situ. Please call the office on 0113 2609111 to speak to a member of our team for further information. Comprising: entrance hall, lounge, kitchen, three bedrooms and bathroom. Externally the property has gardens to the front and rear. The property is situated in a sought after location and has easy access to Leeds City Centre due to its close proximity to the Ring Road.

### Entrance Hall Way



Door to front. Central heating radiator.

### Kitchen



Fitted with a range of wall and base units with work surfaces over incorporating a one and a half bowl stainless steel sink and drainer unit. Electric cooker point with extractor over. Plumbing for automatic washing machine. Space for fridge/freezer. Double glazed window.

### Lounge



Spacious lounge with a double glazed window. Feature fire surround. Central heating radiator.

### First Floor Landing

Access into loft.

### Bedroom One



Double glazed window. Central heating radiator. Fitted wardrobes.

### Bedroom Two



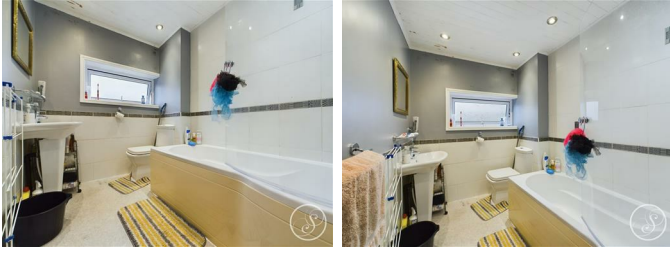
Built in wardrobes. Double glazed window.

### Bedroom Three



Double glazed window. Central heating radiator.

## Bathroom



Fitted with a bath with shower over, wash hand basin and wc. In addition there is part tiling and a double glazed window.

## External

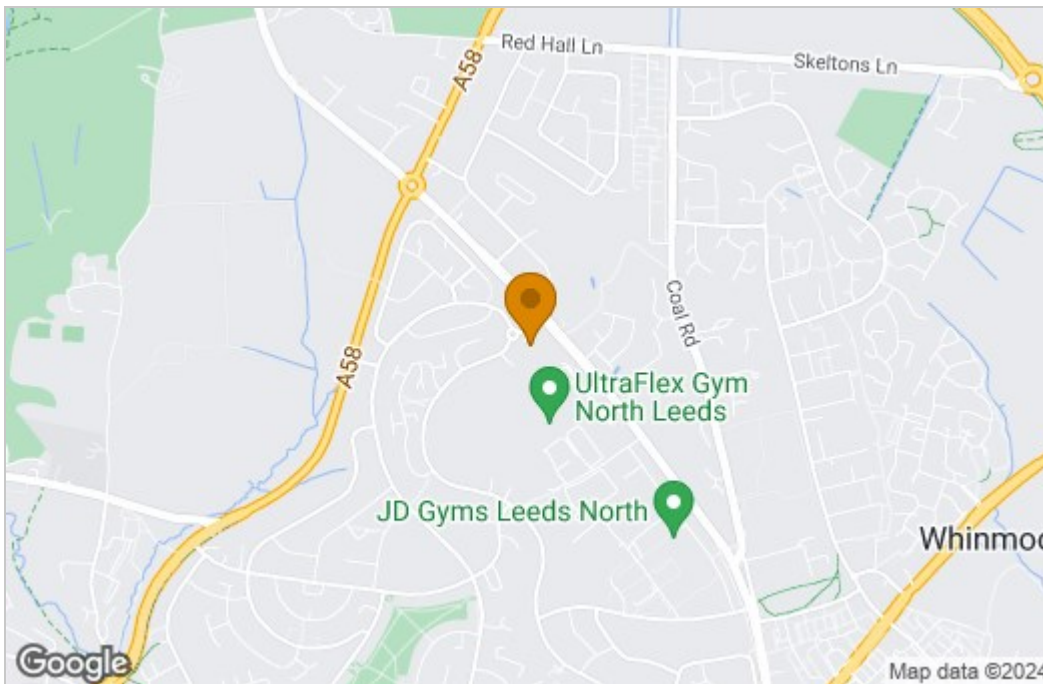


To the front and rear this property boasts low maintenance gardens.

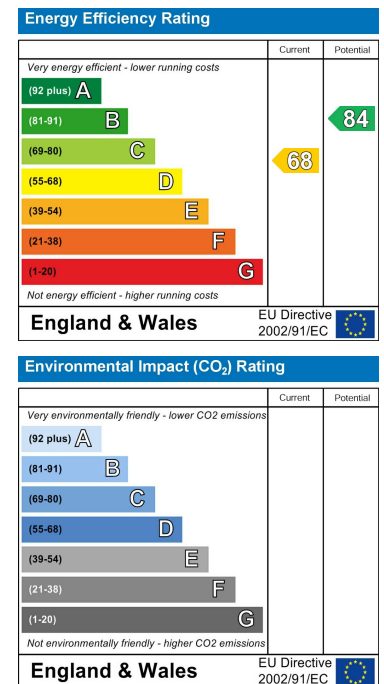
## Floor Plan



## 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.

