



**Stoneacre**  
Properties



**High Bank Close, Leeds, LS15 9DB**

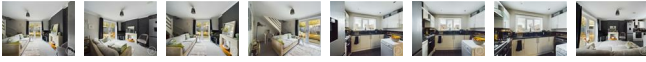
**£208,000**

Stoneacre Properties are delighted to offer for sale this two bedroom semi detached property. Located in the sought after village of Colton. With great transport links and local bus routes. Crossgates train station is also close by. Perfect for first time buyers. The property comprises of an open plan kitchen/diner/lounge, two bedrooms and a bathroom. Externally the property boasts from ample of parking to the front and a easy maintainable rear garden. Viewings are highly recommended.

## ENTRANCE

Built in storage cupboard.

## KITCHEN/LOUNGE/DINER



Open plan kitchen/lounge/diner. Kitchen is fitted with a range of floor and wall units, gas ring stove, integrated oven and space for a fridge freezer. Plumbing for a washing machine. Stair case leading to first floor. French doors to the rear of the property leading to garden. Central heating radiator. Staircase leading to first floor.

## FIRST FLOOR LANDING

Rooms leading off.

## BEDROOM ONE



Window to the rear. Central heating radiator. Fitted wardrobes. Built in storage cupboard housing central heating boiler.

## BEDROOM TWO



Window to front. Central heating radiator.

## BATHROOM



Fitted with a bath with shower above. wc and wash hand basin. Window to front. Heated towel rail.

## EXTERNAL



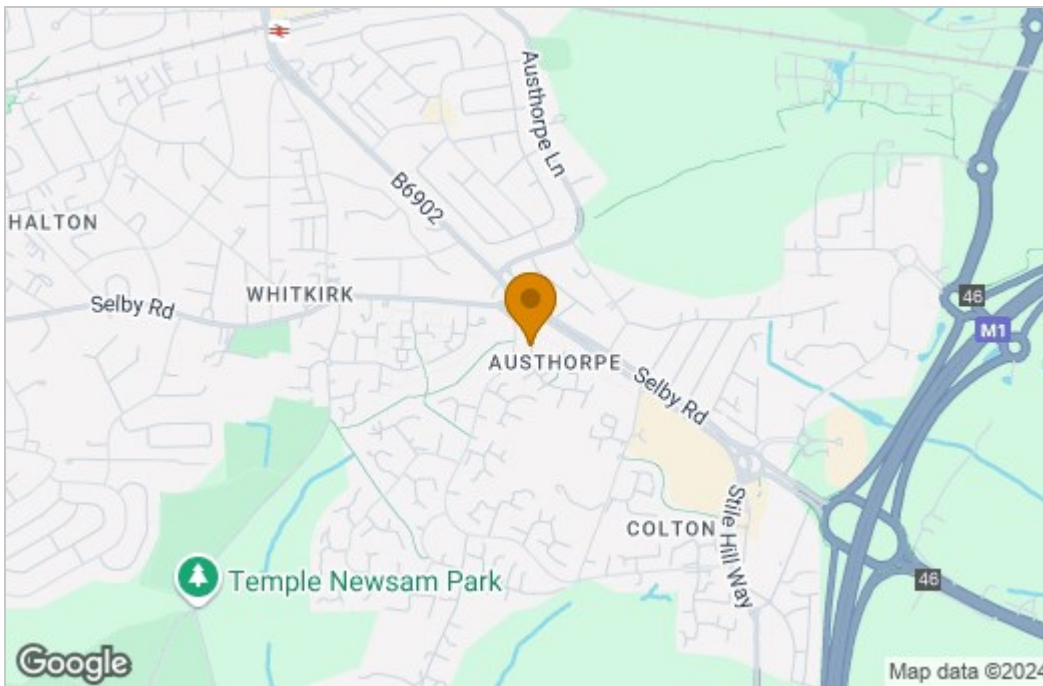
To the front elevation is ample of parking. To the rear of the property is a flagged garden, with a raised decked seating area.



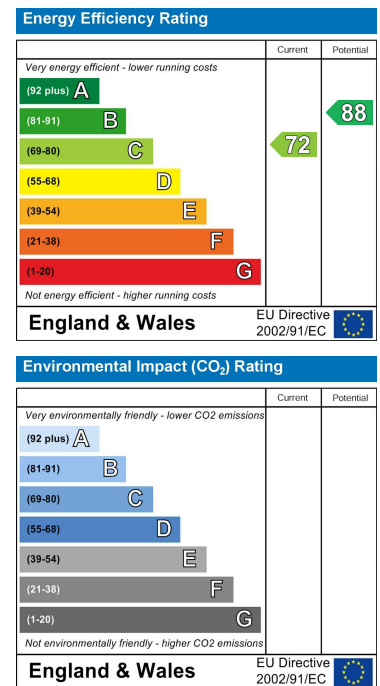
# Floor Plan



# Area Map



# Energy Efficiency Graph



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