



**Stoneacre**  
Properties



**Mead Road, Leeds, LS15 9JR**

**£205,000**

Stoneacre Properties a delighted to offer for sale the beautifully finished two bed town house. Located in the sought after village of Colton. Local amenities close by and great transport links with the M1. This lovely property is perfect for first time buyers and investors. Comprising of an: entrance porch, open plan lounge kitchen diner, two bedrooms and a bathroom. Externally the property consists of lawn to the front and rear. Viewings are highly recommended to appreciate this property.

### Entrance Porch

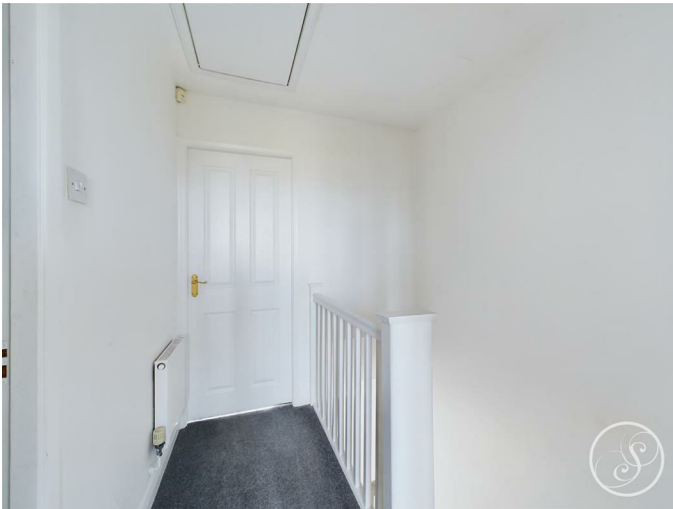
Door to front and rear. Central heating radiator.

### Lounge/Diner/Kitchen



To the front is a double glazed window. The spacious lounge gives access to the upper floor with a storage cupboard under the stairs. To the rear is a kitchen/diner with French doors leading out. The kitchen consist of a range of floor and wall units with electric oven, gas stove and a stainless steel sink. Space for a fridge/freezer and a washing machine. Double glazed window to the rear.

### First Floor Landing



loft access. Central heating radiator.

### Bedroom One



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

### Bedroom Two



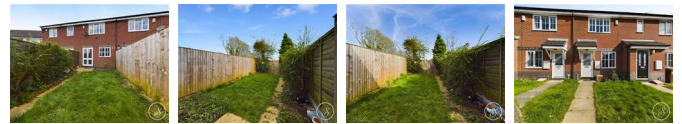
Storage cupboard. Central heating radiator. Double glazed window to front.

### Bathroom



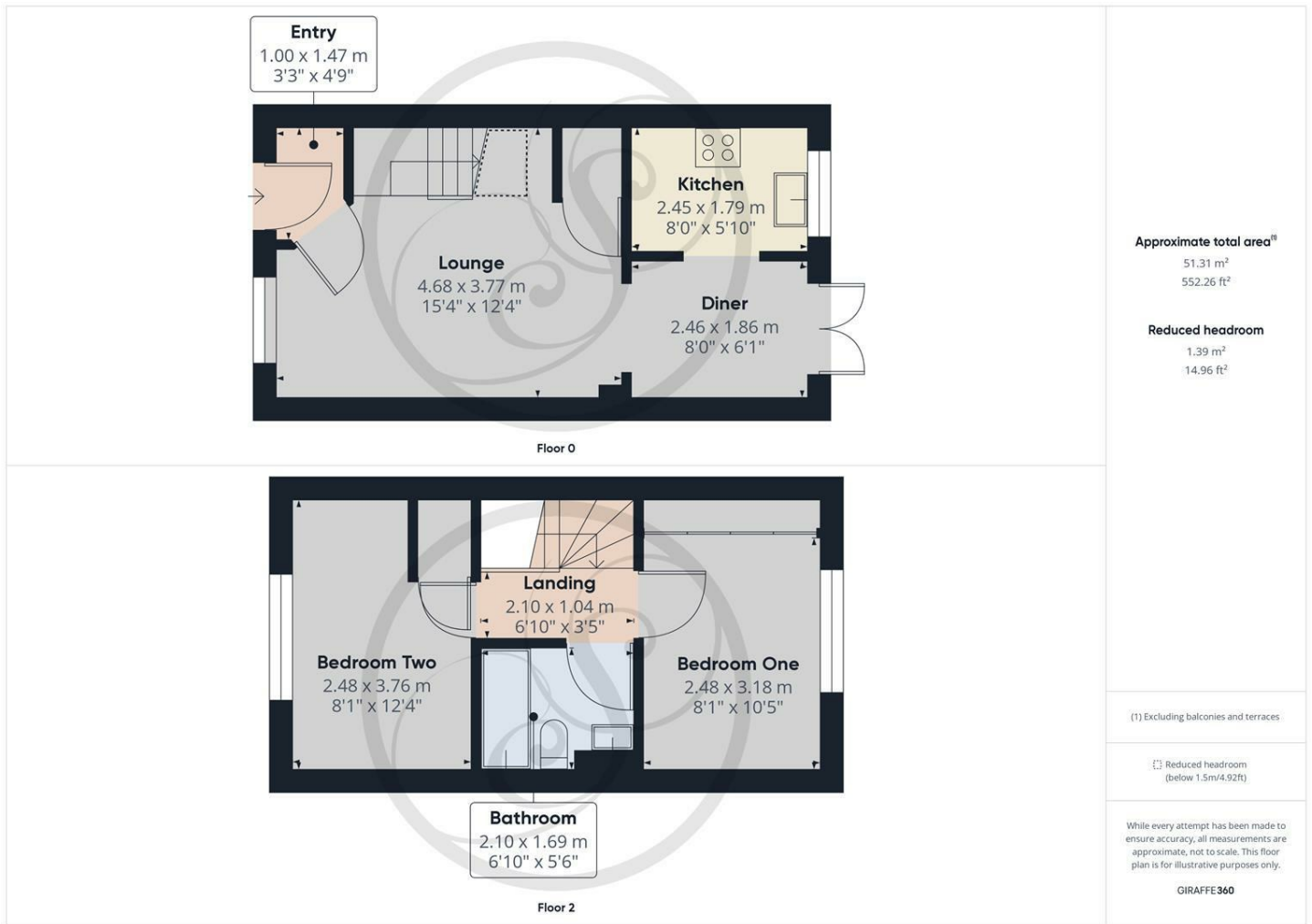
Comprising of a bath with hand held shower above, vanity sink, wc and a central heating radiator.

### External



Lawn and paved area to front and rear.

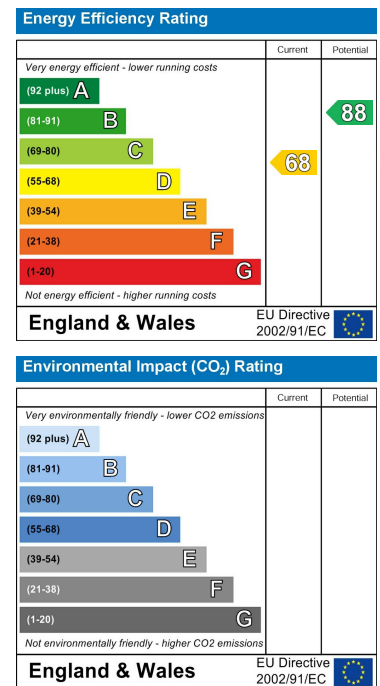
# Floor Plan



# 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.

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