



**Stoneacre**  
Properties



**Alan Crescent, Leeds, LS15 0JA**

**£300,000**

Stoneacre properties are delighted to bring to the market for sale this recently updated three-bedroom semi detached home located on Alan Crescent. Situated close to Temple Newsam and the shops at Halton it also boasts easy access to Leeds City Centre. The current owners have also informed us that the property has benefitted from a full rewire in 2023. Comprising to the ground floor: large living room, separate dining room and a new fitted kitchen. To the first floor: three bedrooms, two doubles and one single, with the house bathroom and separate toilet. Externally there is a generous drive and a spacious garage. To the front is a lawned garden and to the rear is a low maintenance garden. Early viewings are strongly recommended.

## Lounge



Door to front. Staircase leading to first floor. Two central heating radiators. Double glazed window to front. Double doors leading into dining room.

## Dining Room



Double glazed sliding patio door to rear. Central heating radiator.

## Kitchen



New fitted kitchen with a range of modern wall and base units with work surfaces over incorporating a stainless steel sink and drainer unit. Electric oven and hob with cooker hood over. Space for under counter fridge. Pantry. Double glazed window to rear. External door to side.

## First Floor Landing

Double glazed window to side. Access to loft.

## Bedroom One



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

## Bedroom Two



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

## Bedroom Three



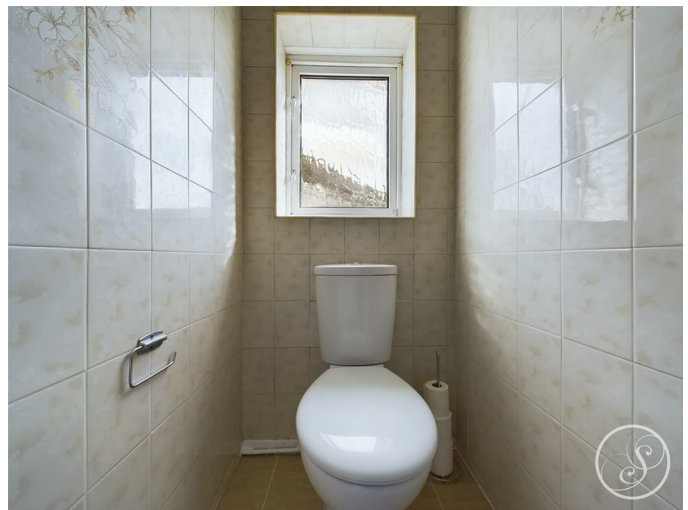
To the front is a double glazed window. Central heating radiator.

## Bathroom



Fitted with a bath with hand held shower attachment and a vanity wash hand basin. In addition there is a heated towel rail and tiling.

## Separate WC



Fitted with a wc. In addition there is a double glazed window to side.

## External



To the front is a lawned garden and a spacious driveway. To the rear is a low maintenance garden and a garage.

## Garage

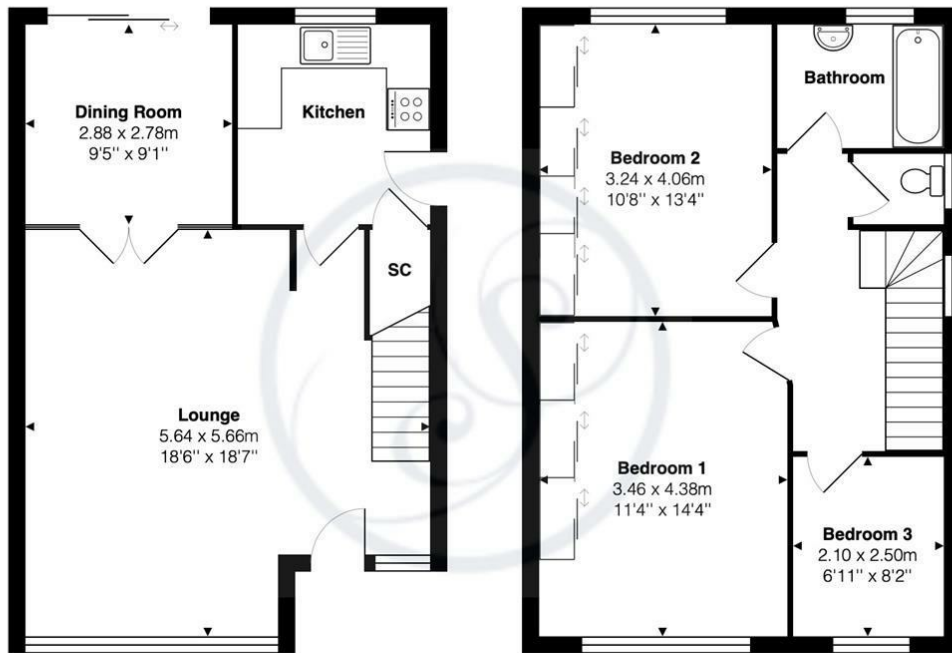


Power and light. Door to front.

### Agent Note

The vendor has advised us that the property has benefitted from a full rewire in 2023.

# Floor Plan

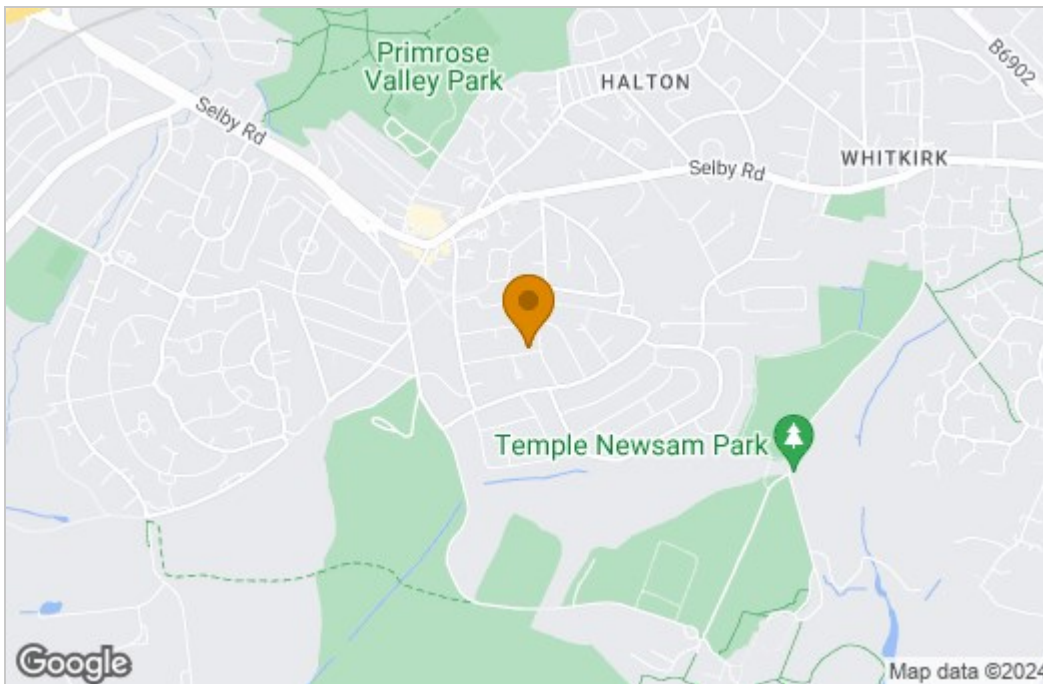


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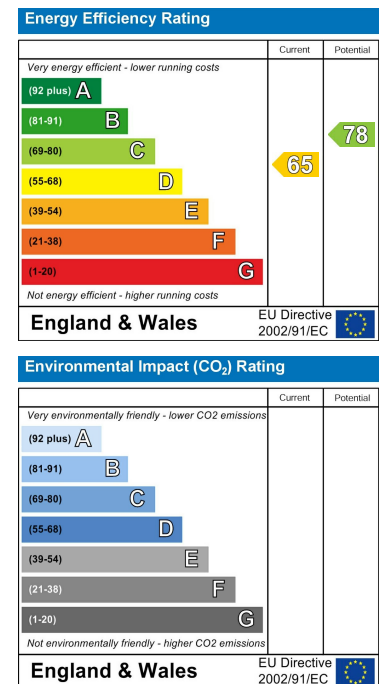
Total Area: 93.7 m<sup>2</sup> ... 1008 ft<sup>2</sup>

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows and rooms and any other items are approximate and no responsibility is taken for any error, omissions or mis-statement. The plan is for illustrative purposes only and should be used as such.

# Area Map



# Energy Efficiency Graph



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