



**Stoneacre**  
Properties



**Primrose Road, Leeds, LS15 7RR**

**£279,000**

**\*\*\*RECENTLY UPDATED UNIQUE AND SPACIOUS THREE BEDROOM SEMI DETACHED FAMILY HOME\*\*\***

Stoneacre Properties are delighted to offer for sale this rare opportunity to purchase a beautiful cottage style semi detached family home. The property is located in a sought after location close to local shops, schools and transport links. Comprising: large inviting entrance hall, lounge with feature fire and surround. Kitchen with access to a useful cellar. To the first floor is a spacious landing, three bedrooms and a bathroom. Externally this property is set in a desirable location and has beautiful gardens, off street parking and a garage. This is a property that must be viewed to truly appreciate its character and charm.

## Entrance Hall



To the front is an external door. Central heating radiator. Staircase leading to first floor.

## Lounge



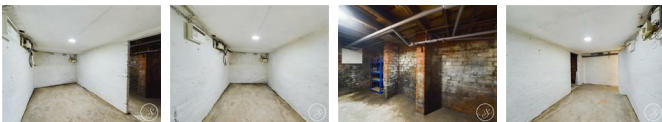
To the front is a double glazed window. Central heating radiator. Fire with feature surround.

## Kitchen



Fitted with a range of wall and base units with work surfaces over incorporating a one and a half bowl sink and drainer unit. Space for fridge/freezer. Plumbing for automatic washing machine. Central heating radiator. Double glazed window to rear and side. External door to rear. Access to cellar.

## Cellar



Ideal for storage.

## First Floor Landing



Large landing. Double glazed window to rear. Access to loft via a pull down ladder.

## Loft

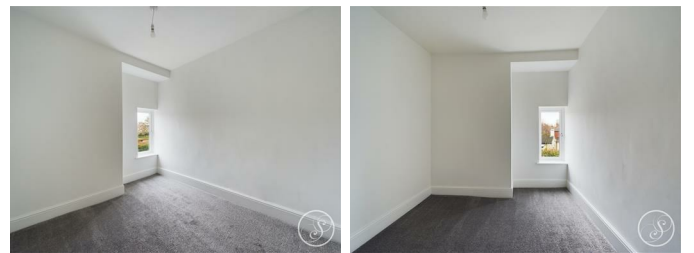
Large loft that could be further developed subject to relevant planning.

## Bedroom One



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

## Bedroom Two



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



### Bedroom Three



Double glazed window to side. Central heating radiator.

### Bathroom



Spacious bathroom comprising bath with shower over, wc and vanity wash hand basin. In addition there is part tiling, built in storage cupboard and a double glazed window to rear.

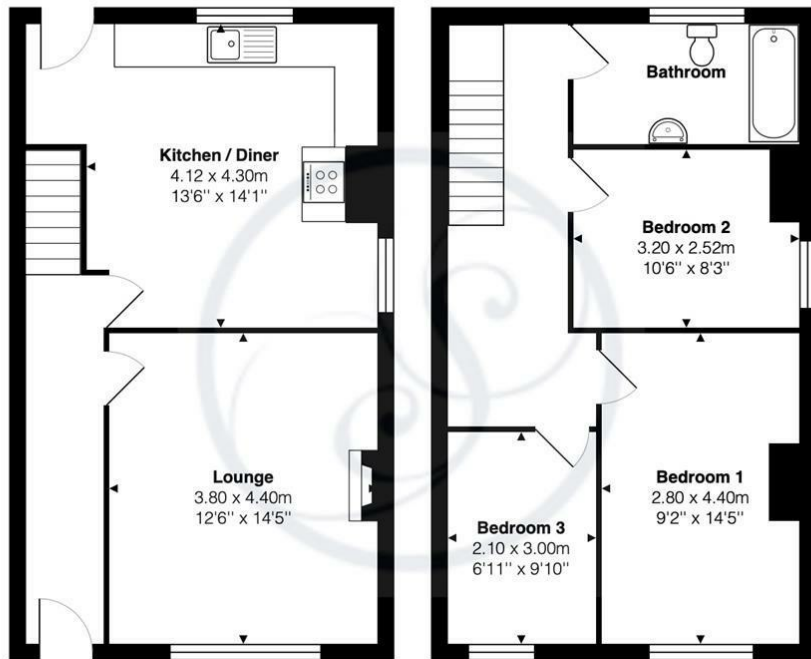
### External



Beautiful gardens that are mainly laid to lawn with planted beds. Off street parking and garage.

### Garage

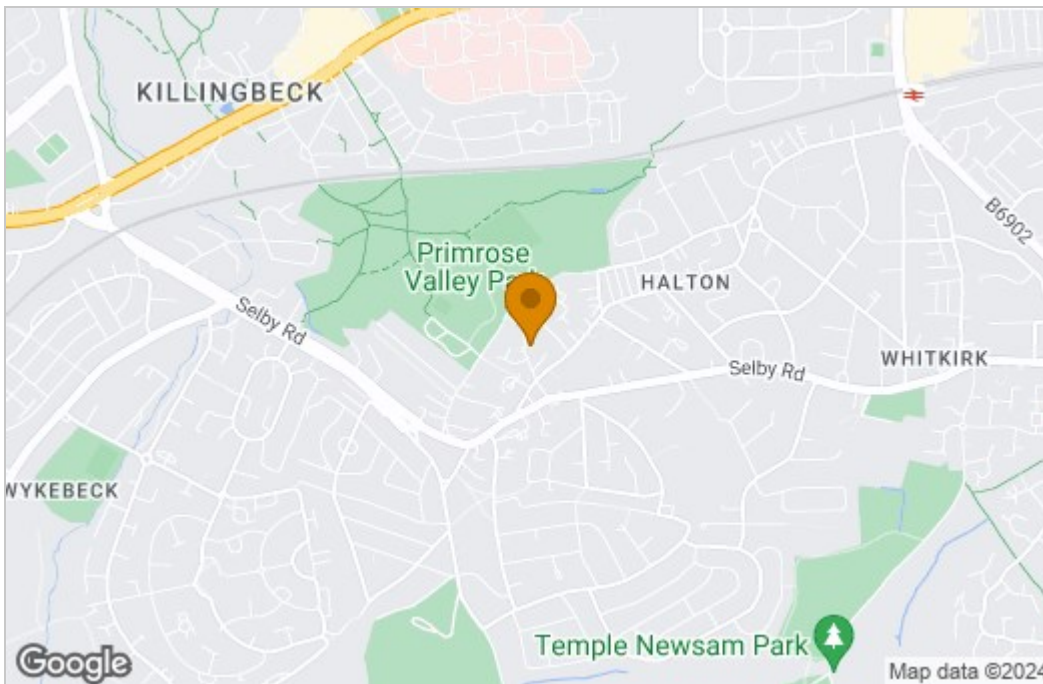
## Floor Plan



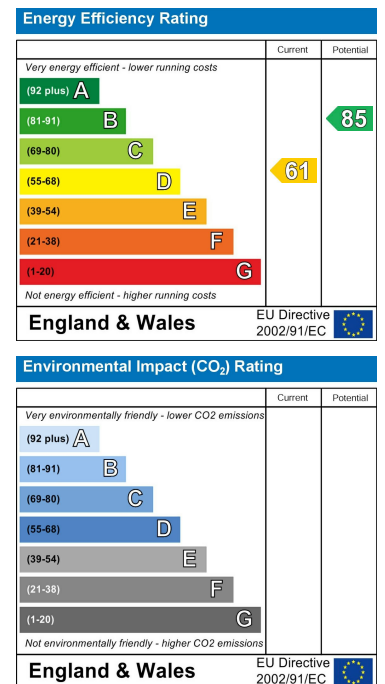
20, Primrose Road, Halton, LS15 7RR  
Total Area: 87.4 m<sup>2</sup> ... 941 ft<sup>2</sup>

Whilst every effort has been made to ensure the accuracy of the floor plan, measurements of doors, windows and rooms and any other items are approximate and 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



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.

