



Stoneacre
Properties



Finch Drive, Leeds, LS15 9JY

£330,000

Stoneacre Properties are delighted to offer for sale this modern three storey semi detached family home. The property is located in Colton so therefore has easy access to local amenities and transport links. This stunning home built by Strata needs to be viewed to fully appreciate all that it has to offer. Comprising to the ground floor: entrance hall, guest wc, fitted kitchen with integrated appliances and a lounge with French doors leading out to the rear garden. To the first floor this property has two bedrooms and a house bathroom. In addition there is also a useful additional area that provides access to the second floor. The second floor boasts a master bedroom with fitted wardrobes and access to an ensuite shower room. Externally there is a spacious driveway and an enclosed rear garden that is mainly laid to lawn with a decking area.

Entrance Hall

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

Guest WC



Fitted with a wc and wash hand basin. In addition there is a central heating radiator.

Kitchen/Diner



Modern fitted kitchen with a range of wall and base units with work surfaces over incorporating a sink and drainer unit. Integrated fridge/freezer, washing machine and dishwasher. Electric oven and hob with extractor fan over. Central heating radiator. Space for dining table. Double glazed window to front. Sliding doors that open to provide an open plan kitchen/diner/lounge.

Lounge



To the rear is a double glazed French door that leads out to the garden. Feature surround and fire. Central heating radiator. Sliding doors that can be open to provide access into the kitchen. Ideal when entertaining.

First Floor Landing

Built in storage cupboard.

Bedroom Two



To the rear is a double glazed window. Central heating radiator and built in wardrobes.

Bedroom Three



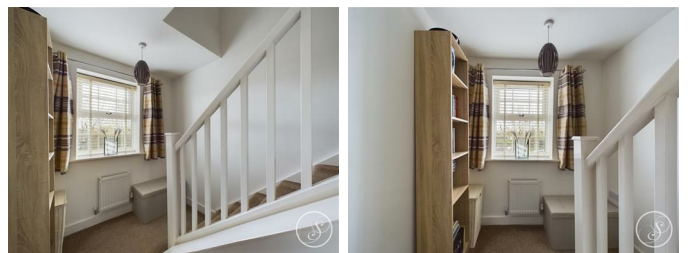
To the front is a double glazed window. Central heating radiator.

Bathroom



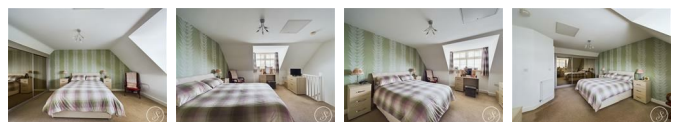
Fitted with a white suite comprising of a bath, wash hand basin and wc. In addition there is a central heating radiator, double glazed window and a cupboard housing the central heating boiler.

Access To Second Floor



Useful additional space with staircase leading to the second floor. Double glazed window and a central heating radiator.

Master Bedroom



Large master bedroom with fitted wardrobes.

Double glazed window to front. Central heating radiator. Access into ensuite.

Ensuite



Fitted with a shower, wash hand basin and wc. In addition there is a double glazed window and a central heating radiator.

External

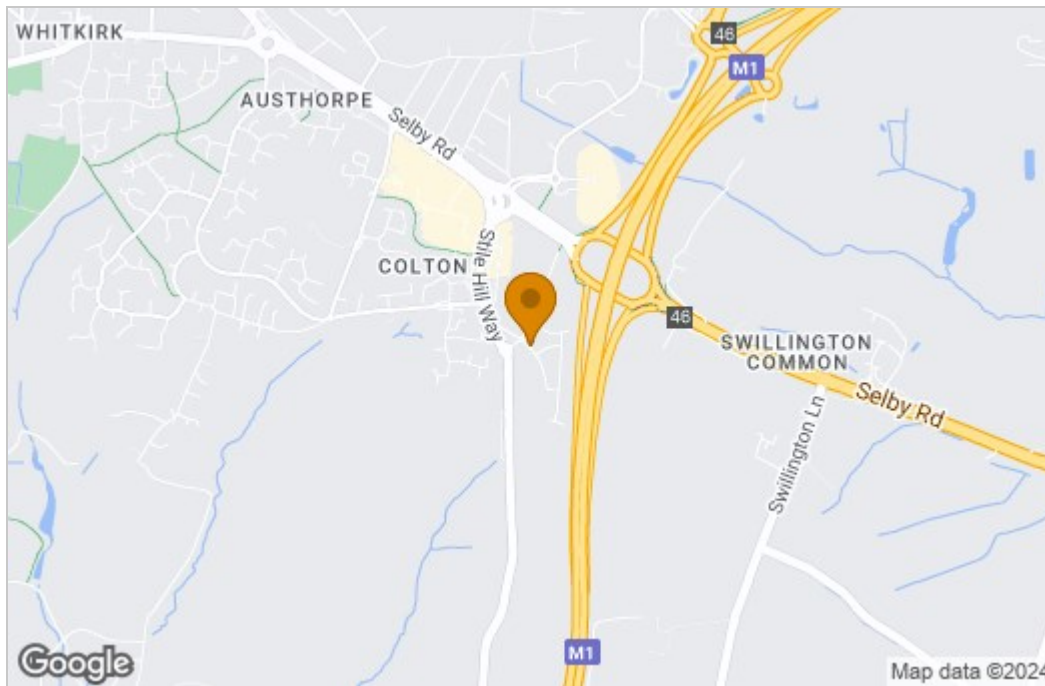


To the front is a lawned garden and a driveway to the side. To the rear is an enclosed garden that is mainly laid to lawn with a paved and decked patio area. Ideal for outdoor entertaining.

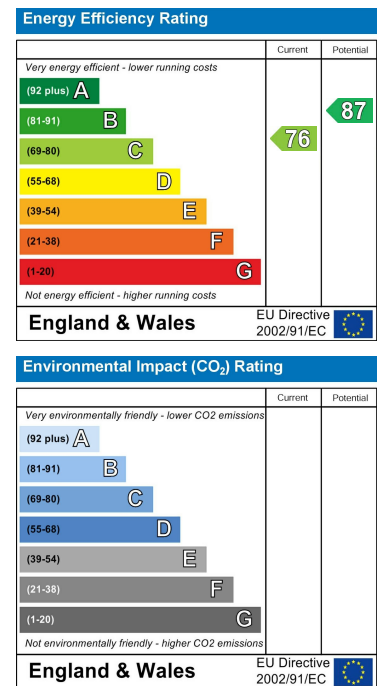
Floor Plan



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.

1 Colton Road, Leeds, West Yorkshire, LS15 9AA
 Tel: 0113 260 9111 Email: east@stoneacreproperties.co.uk <https://www.stoneacreproperties.co.uk>

Want to view properties first before they come on the market? Follow our Instagram @stoneacreproperties.

