



**Stoneacre**  
Properties



**Welbeck Road, Leeds, LS9 9ND**

**£135,000**

Stoneacre Properties are delighted to offer for sale a great opportunity to purchase a two bedroom mid terrace that has easy access into Leeds City Centre. Ideal for First Time Buyers. This delightful property has a spacious lounge, kitchen with access into a basement comprising of a utility room and storage room, two bedrooms and a bathroom. Externally there is a lovely outdoor space that offers a perfect setting for outdoor dining. Viewings are highly recommended.



## Lounge



To the front is a window and external door. Central heating radiator.

## Kitchen



Fitted with a range of wall and base units with work surfaces over incorporating a stainless steel sink and drainer unit. Space for electric cooker. To the front is a window. Staircase leading down to the cellar.

## Basement

Useful basement that is also ideal for additional storage. A utility room with space for a dryer and washing machine. Central heating radiators.

## First Floor Landing

Staircase leading to second floor

## Bedroom One



Window to front. Central heating radiator. Built in wardrobes.

## Shower Room



Fitted with a walk in shower, wash hand basin and wc. In addition there is a window to the front.

## Second Floor

### Bedroom Two



Skylight window. Built in wardrobes.

## External

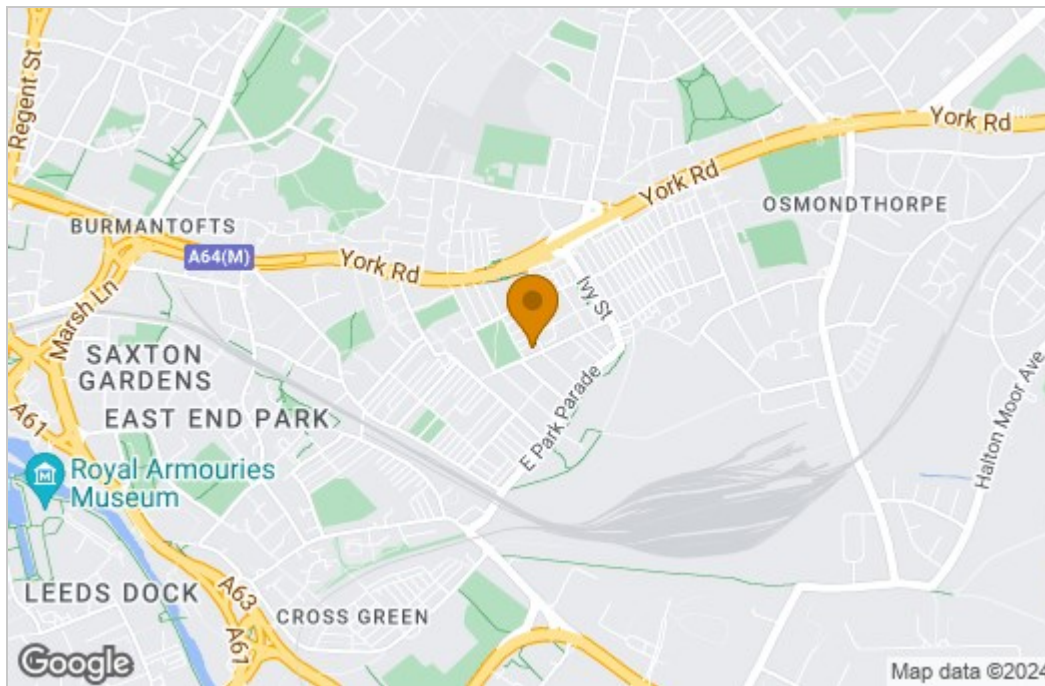


To the front is a lovely area that provides a great space for summer dining.

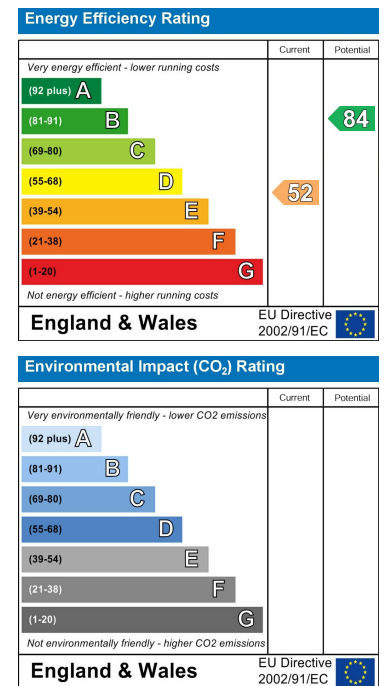
# Floor Plan



# 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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