



**Stoneacre**  
Properties



**Graveleythorpe Road, Leeds, LS15 7EQ**  
**Offers Over £255,000**

Stoneacre Properties are delighted to offer for sale this three bedroom semi detached family home, located in a sought after area. With great transport links and amenities with Crossgates close by. The property comprises to the ground floor an entrance hallway, lounge, kitchen diner, conservatory and guest wc. To the first floor are three bedrooms, bathroom and access into the usable loft space. Externally the property consists of a lawn to front and rear, with a driveway to the side leading to a garage. Viewings are highly recommended to appreciate all this property has to offer.

## ENTRANCE HALL



Large open entrance hallway giving access to the lounge, guest wc and stairs leading to first floor. Door to front. Central heating radiator.

## LOUNGE



Square bay window to the front. Central heating radiator and feature fire place. Access into the kitchen diner.

## GUEST WC



WC and wash hand basin.

## KITCHEN DINER



Large breakfast island, floor and wall units with integrated ovens and washer dryer. Space for a fridge freezer. Double glazed window to side and door. Patio doors to rear leading to conservatory.

## CONSERVATORY



French doors leading to rear garden. Central heating radiator.

## FIRST FLOOR LANDING



Access into loft.

## BEDROOM ONE



Double glazed square bay window to the front. Central heating radiator.

## BEDROOM TWO



Double glazed window to the rear. Central heating radiator. Storage cupboard.

## BEDROOM THREE



Double glazed window to the front. Central heating radiator.

## BATHROOM



Fitted with a corner bath, wash hand basin with storage cupboards and a wc.

## LOFT SPACE



usable loft space accessed on first floor landing. Velux window.

## EXTERNAL

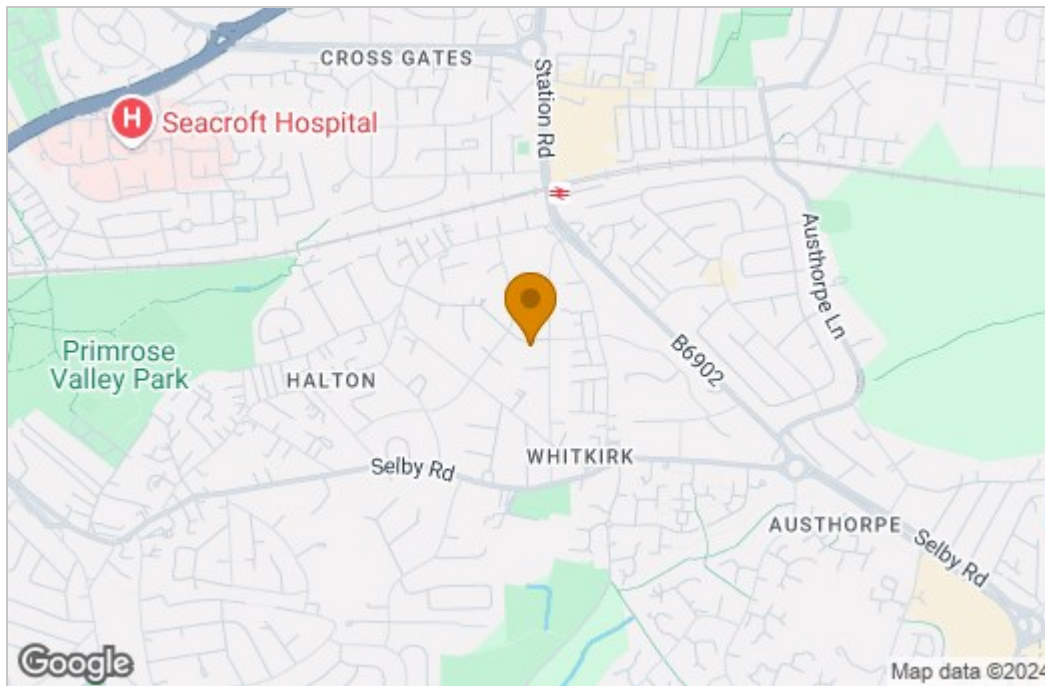


Comprising to the front is a lawned area with a drive way to the side leading the garage located at the rear. To the rear is a tiered lawned area with a patio area to the bottom level.

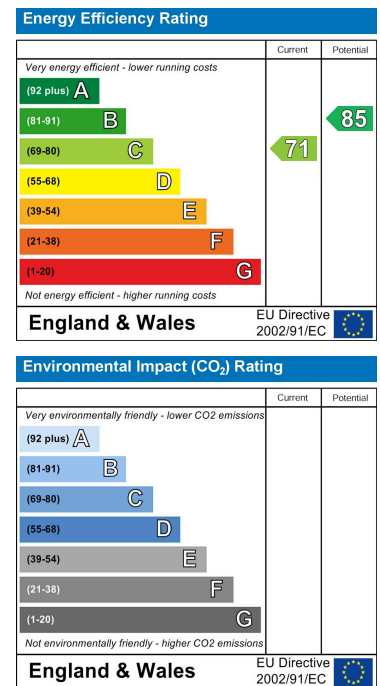
# Floor Plan



# 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.

