



**Stoneacre**  
Properties



## **High Bank Gardens, Leeds, LS15 9DD**

**£310,000**

Stoneacre Properties are delighted to offer for sale this charming detached house nestled in a sought after part of Colton Village. This delightful property boasts one reception room, three bedrooms, and a well-appointed bathroom, making it an ideal home for a family or those seeking a peaceful retreat.

One of the highlights of this property is the large garden that wraps around the rear and side of the house. If you're looking for a well-presented property with three bedrooms and a charming appeal, this detached house in High Bank Gardens is sure to capture your heart. Don't miss out on the opportunity to make this house your home.



### Entrance

Door to front. Central heating radiator. Staircase leading to first floor.

### Lounge



Patio door to rear leading out the the garden. Double glazed window to front. Central heating radiator. Feature surround and fire.

### Kitchen/Diner

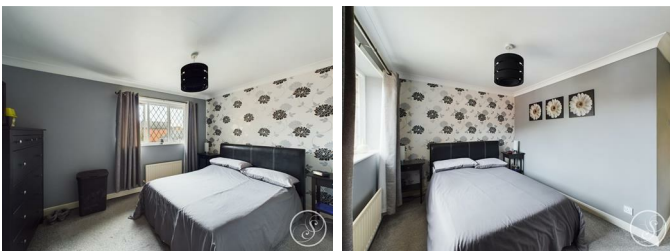


Fitted with a large range of wall and base units with work surfaces over incorporating a stainless steel sink and drainer unit. Electric cooker point. Space for fridge/freezer. Plumbing for washing machine. Two double glazed windows. Door to rear. Pantry.

### First Floor Landing

Access into loft.

### Bedroom One



Double glazed window. Central heating radiator.

### Bedroom Two



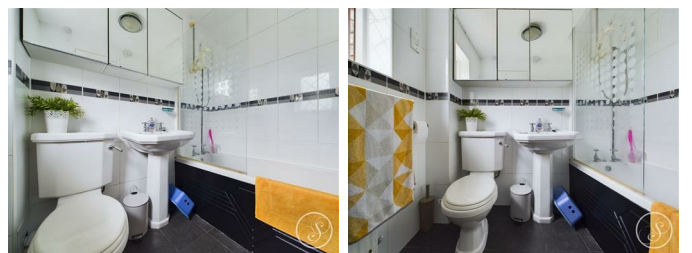
Double glazed window. Central heating radiator. Built in cupboard.

### Bedroom Three



Double glazed window. Central heating radiator.

### Bathroom



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

### External



To the front is a lawned garden and off street parking. To the rear and side is a spacious garden that is mainly laid to lawn with a paved patio area.

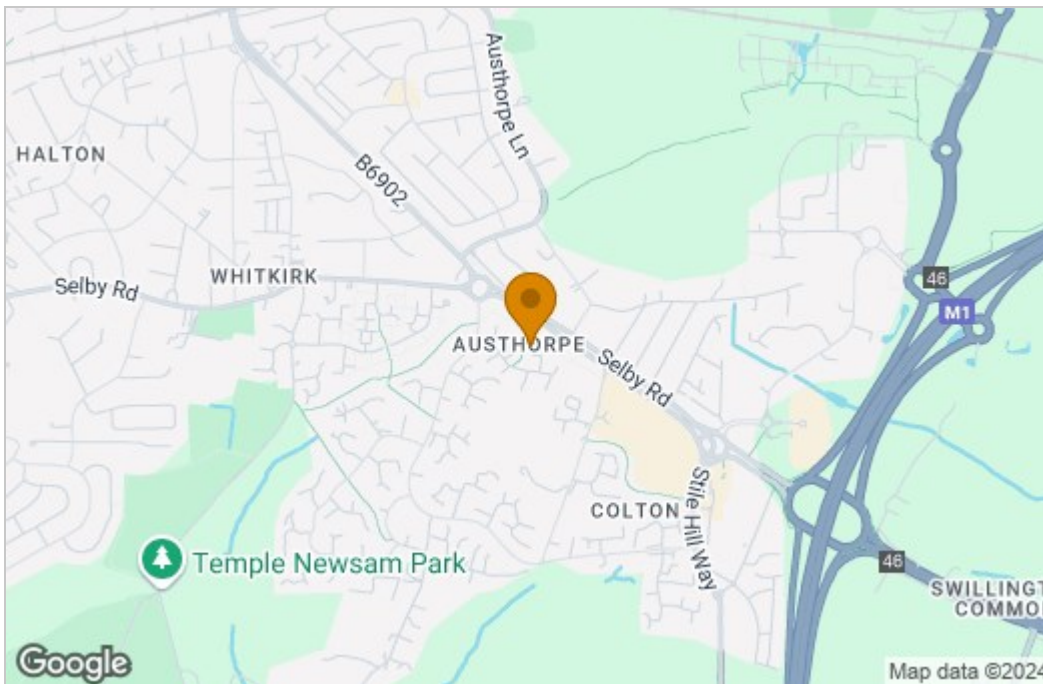
### Garage

Power and light. Up and over door.

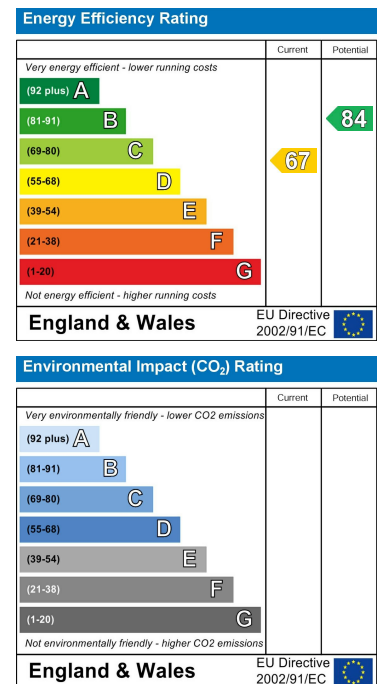
# Floor Plan



# Area Map



# Energy Efficiency Graph



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