



**Stoneacre**  
Properties



**Church Approach, Leeds, LS25 1JD**

**£220,000**

Situated close to both train stations in Garforth, this house offers convenience for those who rely on public transport for their daily commute. This home is also situated close to local schools and the Main Street that offers a variety of amenities including shops, bars and restaurants. The well-presented interior of the house provides a warm and inviting atmosphere. Comprising: entrance hall, lounge, kitchen/diner, three bedrooms and a bathroom with a separate wc. Externally this property also boasts gardens to the front and rear. Viewings are highly recommended.



## Entrance Hall



Built in storage area. Central heating radiator. Stairs leading to first floor.

## Lounge



To the rear is a double glazed window. Door leading to rear garden. Central heating radiator. Feature fire surround.

## Kitchen/Diner

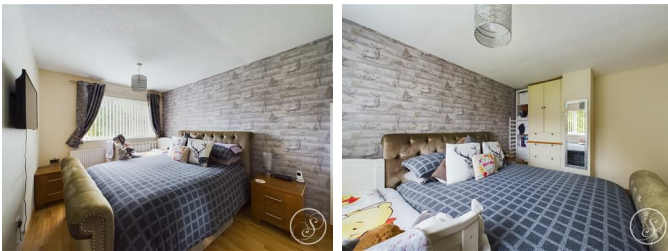


Fitted with a range of wall and base units with work surfaces over incorporating a sink and drainer unit. Space for fridge/freezer and dryer. Plumbing for washing machine. Electric oven and hob with cooker hood over. Double glazed window to front. Central heating radiator.

## First Floor Landing

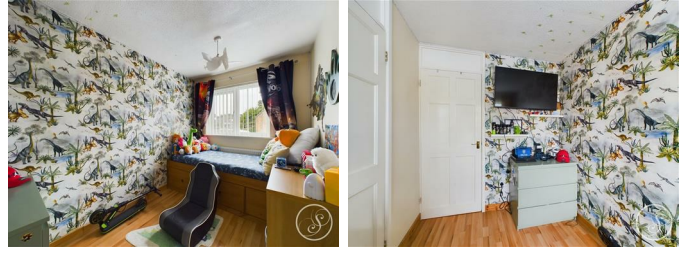
Built in storage cupboards.

## Bedroom One



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

## Bedroom Two



To the front is a double glazed window. Built in storage cupboard with loft hatch. Central heating radiator.

## Bedroom Three



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

## Bathroom



Fitted with a bath with shower over and wash hand basin. To the front is a double glazed window.

## WC



Fitted with a wc. To the front is a double glazed window.

## External



This property has gardens to both the front and rear.

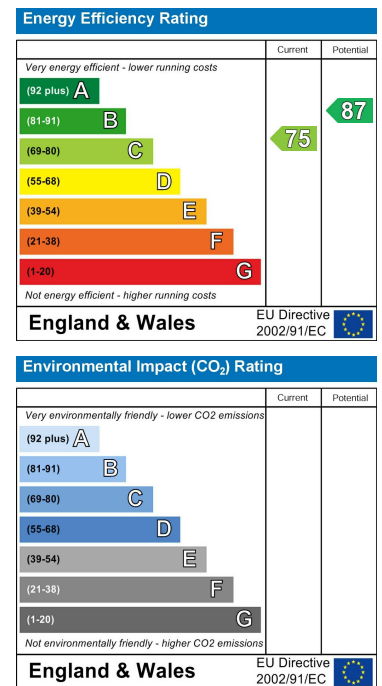
## Floor Plan



## Area Map



## Energy Efficiency Graph



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