



**Stoneacre**  
Properties



**Green Lane, Leeds, LS15 7DX**

**£325,000**

**\*\*\*BEAUTIFUL FOUR BEDROOM HOUSE BOASTING FANTASTIC ROOM SIZES AND CHARACTER\*\*\***  
Stoneacre Properties are privileged to bring to the market this stunning and spacious property. The home is ideally positioned for local amenities including public transport, motorway links and local shops and services. Decorated to a modern standard yet still maintaining a classic and inviting feel. The property is set over three floors and briefly comprises; Entrance hall, lounge, dining room and kitchen on the ground floor, two bedrooms and bathroom on the first floor and two double bedrooms on the second floor. Externally to the front is a lawned garden and to the rear is a low maintenance garden and off road parking.

## Entrance Hall Way



Beautifully presented entrance hall leading to the lounge, kitchen and dining room. Central heating radiator. Door to front.

## Lounge



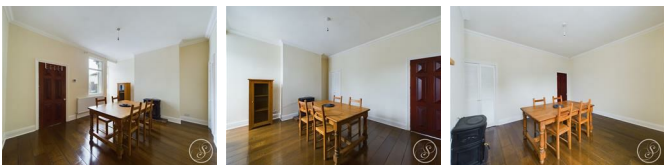
Box bay window to the front elevation. A feature fire place and central heating radiator.

## Kitchen



Comprising of base units with integrated stainless steel sink. Space for a range cooker with cooker hood above. Two windows to the side. French doors leading out to the rear. Central heating radiator.

## Dining Room



Window to rear. Central heating radiator.

## First Floor Landing

## Bedroom One



Large double bed bedroom with window to the front elevation. Central heating radiator.

## Bedroom Two



Window to the rear. Central heating radiator.

## Bathroom



Fitted with a three piece suite comprising of a bath with shower above, wc and a wash hand basin. Window to the rear. Central heating radiator.

## Second Floor Landing

### Bedroom Three



Window to front. Central heating radiator.

### Bedroom Four



Window to the rear. Central heating radiator. Loft eaves access.

## External

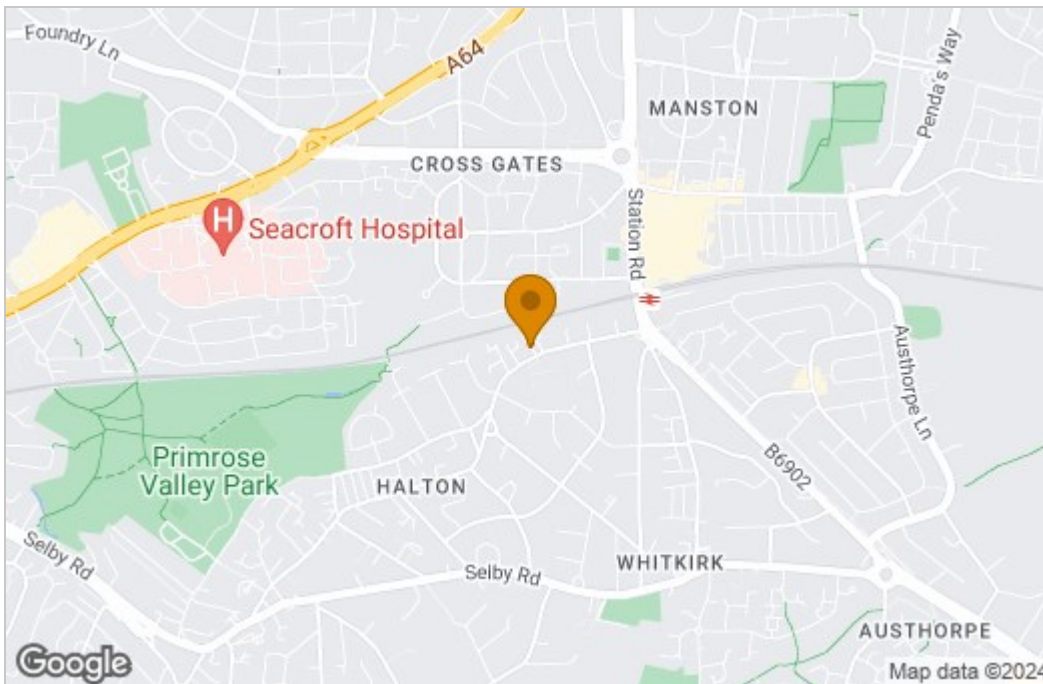


Externally the property consists of a lawned area with mature shrubs and trees and a path to the front door from the street. To the rear is a flagged area with gates allowing parking.

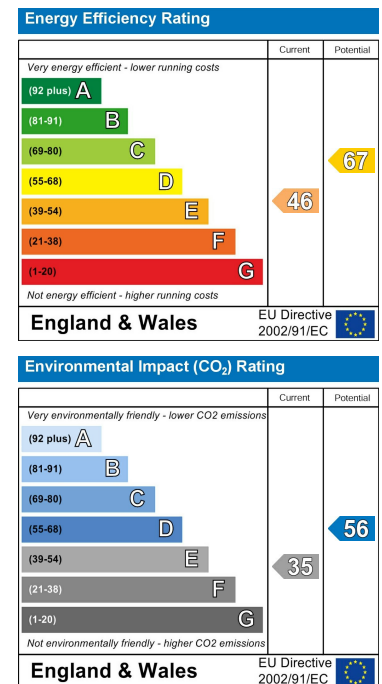
# Floor Plan



# 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>

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