



**Stoneacre**  
Properties

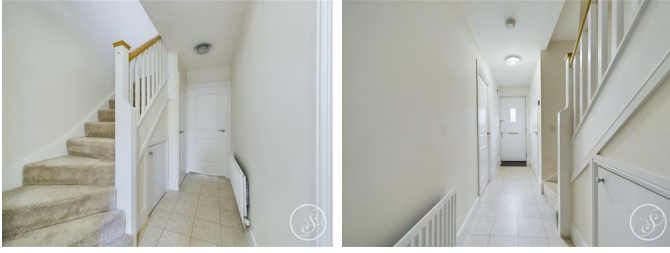


**Hawthorn Farm Road, Leeds, LS14 1FN**

**£300,000**

Stoneacre Properties are proud to present this stunning four bedroom mid town house situated in a sought after location with easy transport links to York and Leeds City Centre. Local amenities and schools are nearby. Comprising to the ground floor; entrance hallway, kitchen/diner, lounge, and guest wc. To the first floor is three bedrooms and the family bathroom. Second floor; Master suite benefiting from an ensuite shower room. Externally the property benefits from two parking spaces to the front. To the rear is a garden that is mainly laid to lawn with a patio area. Viewings are highly recommended.

## ENTRANCE HALLWAY



Large hallway with guest wc access. Storage cupboard and a further smaller storage cupboard under the stairs. Central heating radiator. Door to front.

## KITCHEN/DINER



Open plan kitchen/diner. Fitted with a range of floor and wall units with integrated washing machine, electric oven and a oven grill, fridge and freezer. Gas stove with cooker hood above. Space for a dining table. Double glazed window to the front. Central heating radiator.

## LOUNGE



Spacious lounge with French doors to the rear with double glazed window either side. Central heating radiator.

## GUEST WC



Fitted with a wc and wash hand. Central heating radiator. Double glazed frosted window to the front.

## FIRST FLOOR LANDING

Storage cupboard. Stairs to second floor.

## BEDROOM TWO



Double glazed window to the rear. Central heating radiator.

## BEDROOM THREE



Double glazed window to the front. Central heating radiator.

## BEDROOM FOUR



Double glazed window to the rear. Central heating radiator.

## BATHROOM



Modern three piece bathroom suite comprising of bath with hand held shower above, wc and wash hand basin. Heated towel rail. Double glazed window to the front.

## SECOND FLOOR LANDING



## MASTER BEDROOM



Double glazed window. Central heating radiator.

## ENSUITE



Fitted with a walk in shower, wash hand basin and wc. In addition there is a skylight window and a heated towel rail.

## EXTERNAL



To the front is a driveway. To the rear is a garden that is mainly laid to lawn.

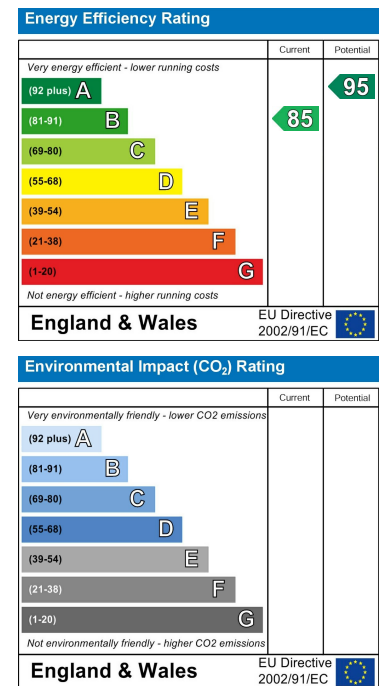
# Floor Plan



# Area Map



# Energy Efficiency Graph



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