



**Stoneacre**  
Properties



**Rookwood Road, Leeds, LS9 0NJ**

**£228,000**

Stoneacre Properties are happy to present for sale this recently decorated three bedroom end terrace located in a sought after location with great transport links to Leeds City Centre and York via the A64. Comprising of a; entrance porch, lounge, kitchen diner, three bedrooms and a bathroom. Externally the property boast a large rear garden ideal for entertaining guests. To the front is a drive way and a garage. Viewings are highly recommend.

## ENTRANCE

Door to front. Storage cupboard. Stairs to first floor.

## LOUNGE



Large lounge with feature fire place. Central heating radiators. Storage cupboard.

## KITCHEN DINER



Open plan kitchen diner fitted with a range of wall and floor units with integrated oven and gas stove. Cooker hood above. Plumbing for a washing machine, space for a fridge and freezer. Space for a dining room table. French doors to the rear and double glazed window.

## FIRST FLOOR LANDING



Large open landing. Loft access. Central heating radiator. Window to the front.

## BEDROOM ONE



To the rear of the property is a double bedroom with double glazed window to the rear and central heating radiator.

## BEDROOM TWO



Double bedroom. Central heating radiator. Double glazed window to the rear.

## BEDROOM THREE



Double glazed window to the front. Central heating radiator.

## BATHROOM



Fitted with a three piece comprising of a bath, wash hand basin and WC to the front. Frosted window to side elevation. Central heating radiator.

## EXTERNAL



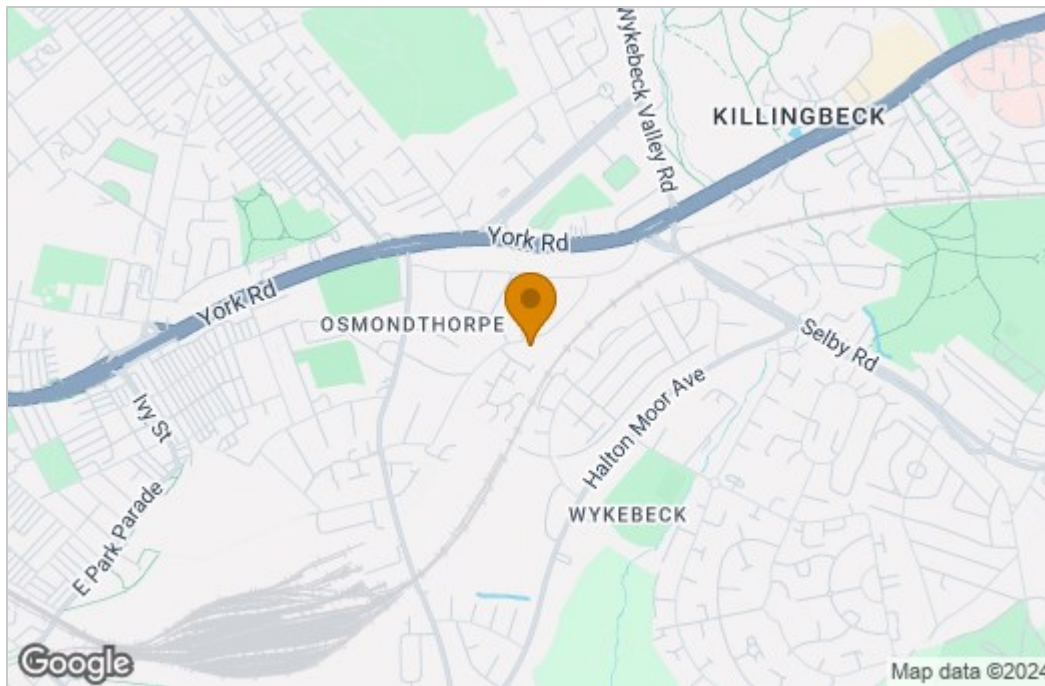
To the front is a drive way leading to the garage to the rear. To the rear of the property is a large garden with patio area.



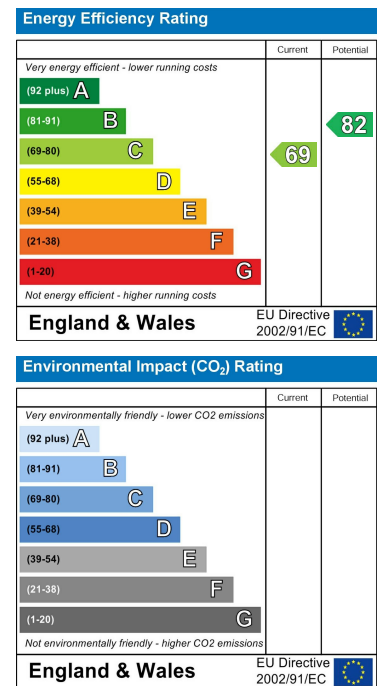
# Floor Plan



# Area Map



# Energy Efficiency Graph



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