









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







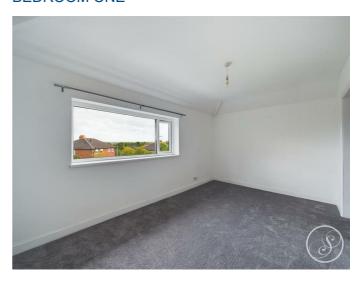
Open plan kitchen diner fitted with a range of wall and floor units with integrated oven and gas stove. Cooker hood above. Plumbing for a washing machine, space for a fridge and freezer. Space for a dining room table. French doors to the rear and double glazed window.

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

















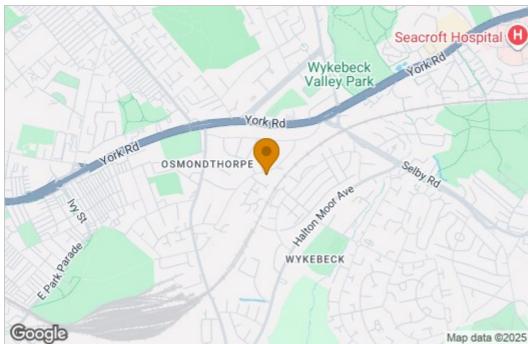


To the front is a drive way leading to the garage to the rear. To the rear of the property is a large garden with patio area.

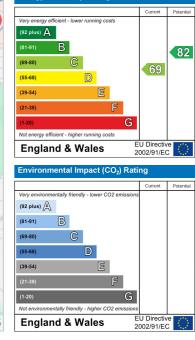
Floor Plan



Area Map



Energy Efficiency Graph



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

