



**Stoneacre**  
Properties



### **Grange Court, Leeds, LS15 4DW**

**£285,000**

Stoneacre Properties are proud to present for sale to the market this three bedroom semi detached dormer bungalow located in the sought after village of Scholes. With transport links to and from Leeds City Centre and access to the A1 via York Road. Comprising to the ground floor; entrance hallway, kitchen, dining room, lounge, wet room, wc and a bedroom. To the first floor are a further two bedrooms with storage. Externally the property boasts a large driveway leading to a garage. Gardens to the front and rear. Viewings are highly recommended.

## ENTRANCE HALLWAY

Access to rooms on ground floor and stairs leading to bedrooms on first floor. Central heating radiator. Door to side.

## KITCHEN



Fitted with a range of wall and base units with integrated double ovens. Plumbing for a washing machine, space for a dryer, fridge and freezer. Counter tops incorporating a stainless steel sink and gas stove with cooker hood above. Double glazed window to the rear. Central heating radiator.

## LOUNGE



Fitted with an electric fire with surround. Double glazed window to the front. Central heating radiator.

## DINING ROOM



Central heating radiator. Double glazed window to the front.

## BEDROOM ONE



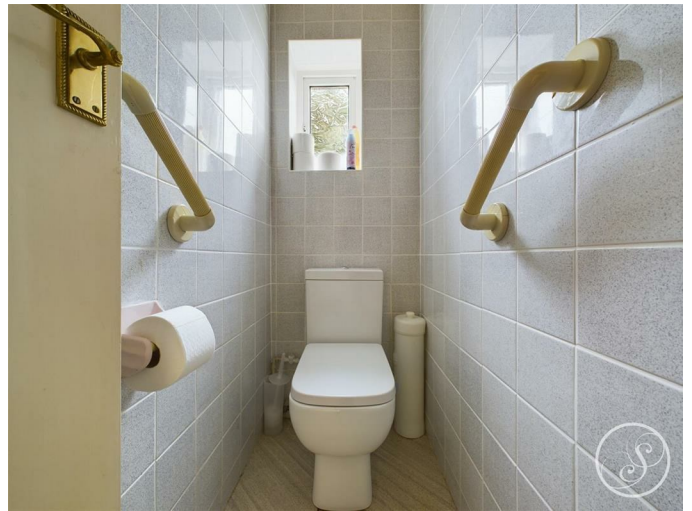
Fitted wardrobes. Double glazed window to the rear. Central heating radiator.

## WET ROOM



Fitted with a wash hand basin and an electric shower. Frosted window to the side.

## WC



Fitted with a WC. Window to the side.

## BEDROOM TWO



Built in storage cupboard. Double glazed window to front.

## BEDROOM THREE



Double glazed window to the front. Central heating radiator. Access to walk in wardrobe.

## WALK-IN-WARDROBE



Power and lights. Access to loft eaves.

## EXTERNAL



The property has a large driveway leading to the garage at the rear. Lawn and mature shrubbery to the front. The rear of the property is laid to lawn with mature shrubbery. Patio area for seating.

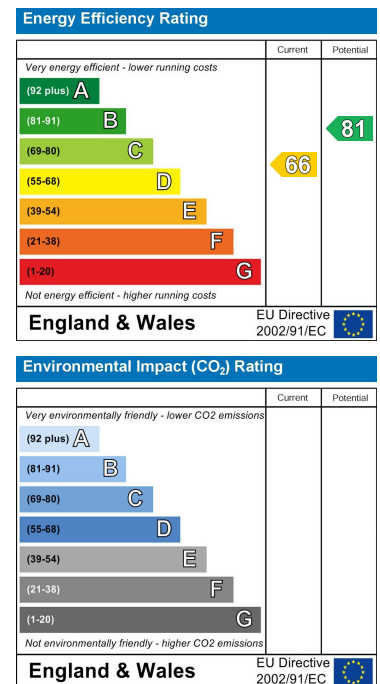
# Floor Plan



# 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.

