



**Stoneacre**  
Properties



**Green Lane, Leeds, LS15 7DY**

**£335,000**

Stoneacre Properties are proud to present for sale this extended three bedroom semi detached property located in a sought after area close to Crossgates town. Ideally located to allow easy access to Crossgates Train station and other amenities nearby. Comprising of a lounge, sitting room/dining room, kitchen, wc, three bedrooms and bathroom. Externally the property has a large driveway with EV charging point and a garage. To the rear is a large garden laid to lawn with a covered decking area.

Viewings are highly recommended

## ENTRANCE HALLWAY



Door to the front. Access to snug, lounge diner and kitchen. Downstairs WC.

## WC



WC, window to the side. Finished with tiles.

## LOUNGE



To the front of the property is the snug, with feature fire place. Double glazed bay window to the front. Central heating radiator.

## KITCHEN



Fitted with a range of wall and floor units with space for a fridge freezer and plumbing for a washing machine. Integrated dishwasher, fridge, oven and electric stove with cooker hood above.

## SITTING ROOM/DINING ROOM



Large lounge diner to the rear of the property with feature fire place, central heating radiators, space for a dining table with sliding patio doors to the rear.

## FIRST FLOOR LANDING



Access into loft. Double glazed window to the side.

## BEDROOM ONE



Double bedroom with fitted wardrobes and desk. Central heating radiator. Double glazed bay window to the front.

## BEDROOM TWO



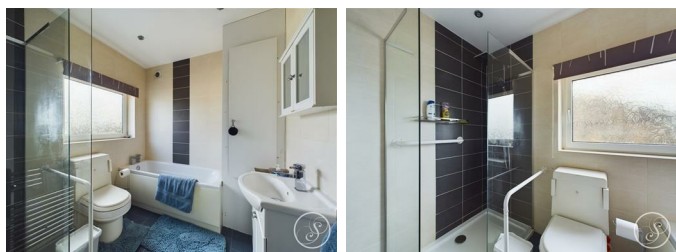
Double bedroom with fitted wardrobes. Central heating radiator and double glazed window to the rear.

### BEDROOM THREE



Double glazed window to the front. Central heating radiator.

### BATHROOM



Fitted with a walk in shower, bath, wc and wash hand basin. Heated towel rail. Double glazed window to the side.

### EXTERNAL



Externally the property has a large driveway to the front leading to a garage at the rear. To the rear of the property is a covered deck area, a paved path and a large garden laid to lawn.

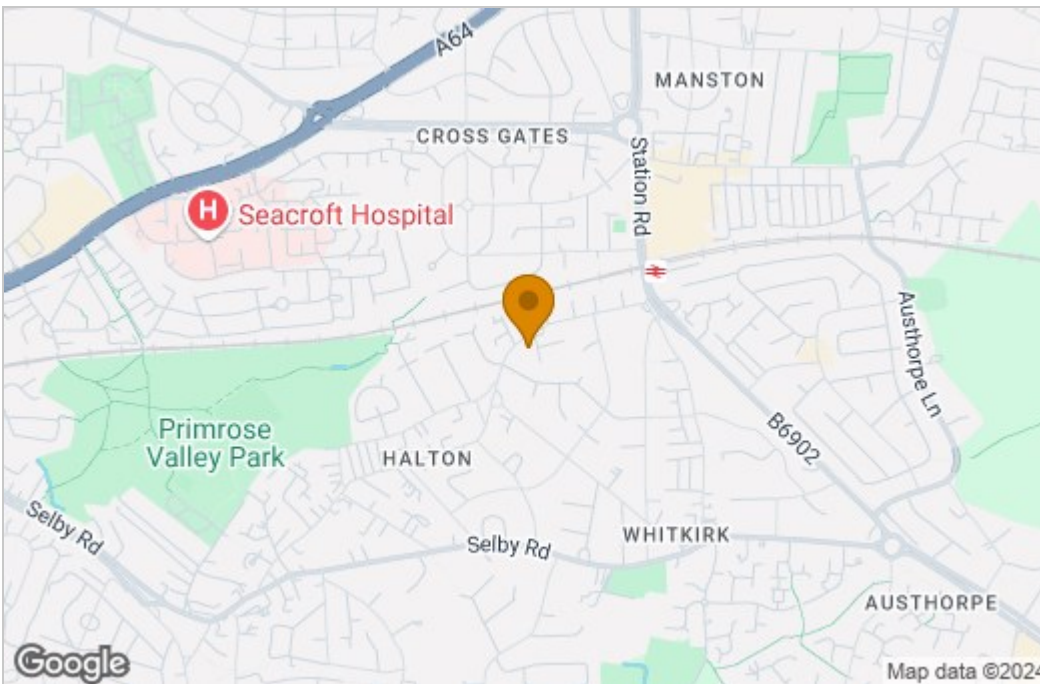
### GARAGE

up and over door.

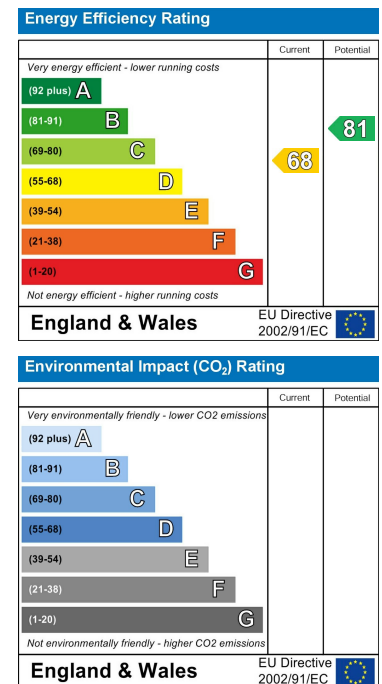
## Floor Plan



## Area Map



## Energy Efficiency Graph



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