



**Stoneacre**  
Properties



**Cartmell Drive, Leeds, LS15 0DB**

**£185,000**

Stoneacre Properties are delighted to offer for sale this spacious three bedroom semi detached home that is perfect for a growing family. The property is located in a popular area and has good access to local amenities including schools and transport links. Comprising: entrance, lounge, kitchen/diner, guest wc, three bedrooms and a bathroom. In addition there is also a useful loft space that is accessed via a pull down ladder. Externally there is a driveway providing off street parking and gardens.



## Entrance Hall



External door to front. Double glazed window to side. Central heating radiator. Staircase leading to first floor.

## Lounge



To the front is a double glazed window. Central heating radiator. Fire with feature surround.

## Kitchen/Diner



Fitted with a range of wall and base units with work surfaces over incorporating a sink and drainer unit. Electric oven and gas hob with cooker hood over. Plumbing for washing machine. Space for fridge/freezer. Integrated dishwasher. Central heating radiator. Space for dining table. Double glazed windows. Door leading to the rear garden.

## Guest WC



Fitted with a wash hand basin and wc.

## First Floor Landing

To the side is a double glazed window. Access into loft via a pull down ladder.

## Useful Loft Space

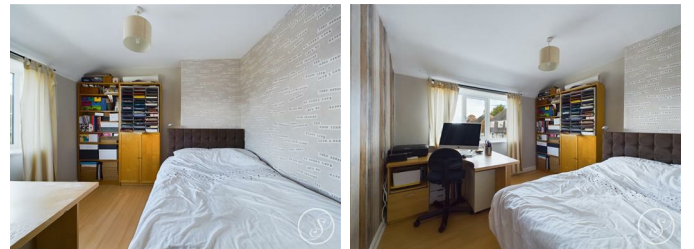
Useful fully boarded loft space with a skylight window and lighting. This could be a great opportunity to further develop subject to relevant planning consents.

## Bedroom One



This double bedroom has a double glazed window to the rear and a central heating radiator.

## Bedroom Two



This double room is currently used as both a bedroom and a home office. featuring a double glazed window to the front and a central heating radiator.

### Bedroom Three



To the front is a double glazed window. Central heating radiator.

### Bathroom



Fitted with a bath, separate shower cubicle, vanity wash hand basin and wc. In addition there is part tiling, heated towel rail and a double glazed window.

### External

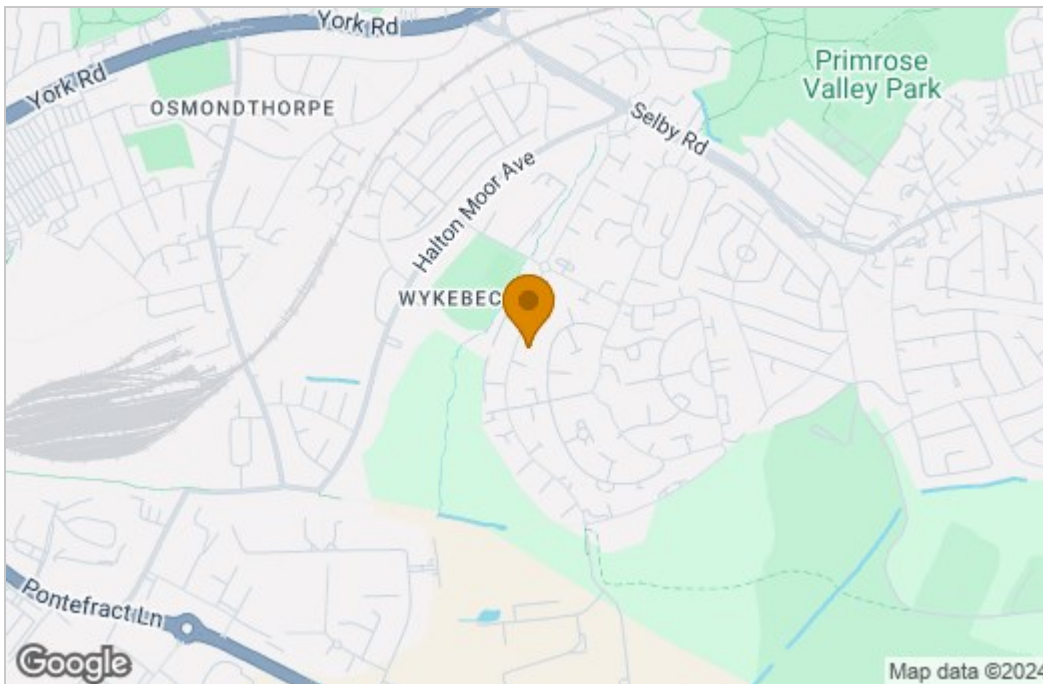


To the front is a garden and driveway. To the rear is a low maintenance garden.

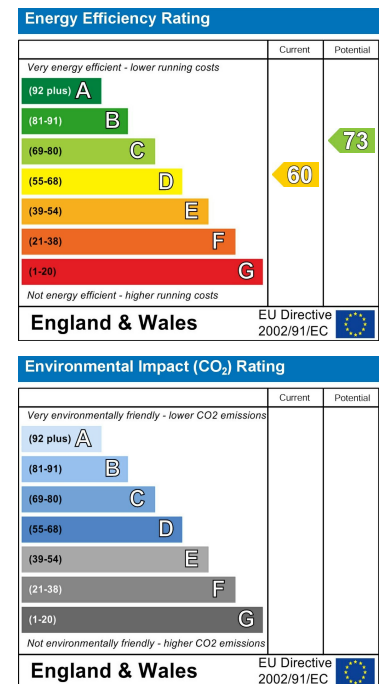
## Floor Plan



## Area Map



## Energy Efficiency Graph



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