



**Stoneacre**  
Properties



**Green Lane, Leeds, LS15 7EN**

**£269,500**

Located on Green Lane is this charming semi-detached house situated on a bold corner plot. Its unique and eye-catching position sets it apart from the rest. Situated conveniently close to the train station, this home provides easy access for commuters or those who simply enjoy exploring the city. The property features one reception room, perfect for entertaining guests or relaxing with your loved ones and three spacious bedrooms, there is ample space for a growing family or for those in need of a home office or guest bedroom. The house includes a newly fitted bathroom, ensuring your comfort and convenience. The spacious rooms throughout the property allow for plenty of natural light to flow in, creating an inviting atmosphere. They have also all benefitted from new floor coverings. Don't miss out on the opportunity to make this lovely house with no chain your new home. Contact us today to arrange a viewing.

### Entrance Hall



External door to front with frosted windows to either side. Double glazed window to side. Staircase leading to first floor. Built in storage cupboard.

### Lounge



To the front is a double glazed bay window. Gas fire with stone surround.

### Kitchen/Diner



Fitted with a large range of wall and base units with work surfaces over incorporating a stainless steel sink and drainer unit. Integrated fridge, oven, gas hob with extractor over. Gas fire with stone surround. Two double glazed windows to the rear. Door leading into porch/utility.

### Porch/Utility

Door leading out to the garden. Plumbing for washing machine.

### First Floor Landing

To the side is a double glazed window.

### Bedroom One



To the front is a double glazed bay window.

### Bedroom Two



To the rear is a double glazed window.

### Bedroom Three



To the front is a double glazed window.

### Bathroom



Fitted with a new white suite comprising: bath with shower over, wash hand basin and wc. In addition there is tiling and two double glazed windows.



## External



Situated upon a spacious corner plot with parking to the side and gardens to the front and rear.

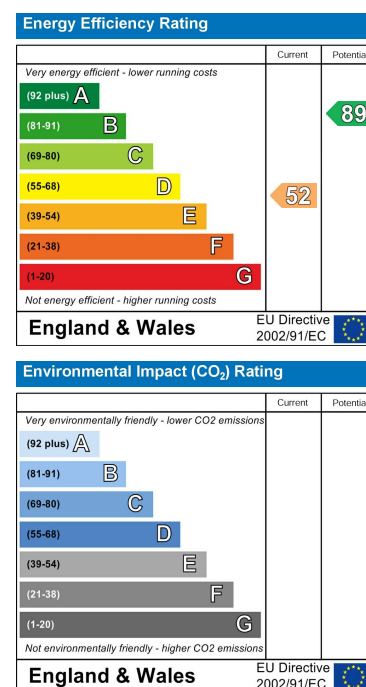
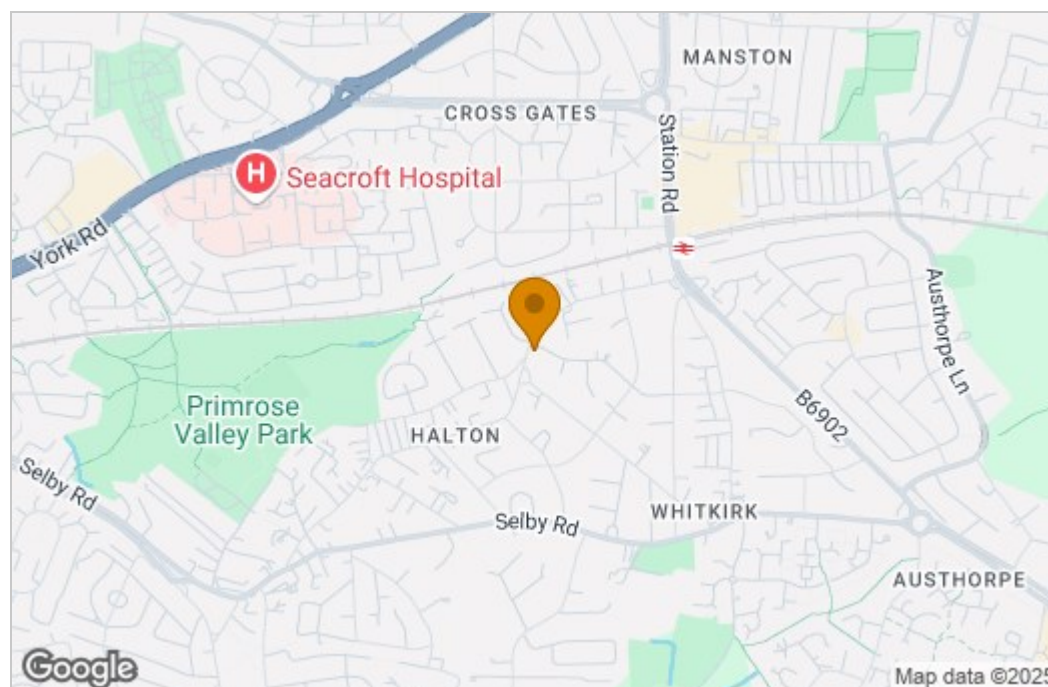
## Garage



## Floor Plan



## Area Map



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.

1 Colton Road, Leeds, West Yorkshire, LS15 9AA  
Tel: 0113 260 9111 Email:  
east@stoneacreproperties.co.uk <https://www.stoneacreproperties.co.uk>

**View properties before they come on the market by following us on Instagram - @stoneacreproperties**

