



Stoneacre
Properties



Portage Avenue, Leeds, LS15 0DY

£320,000

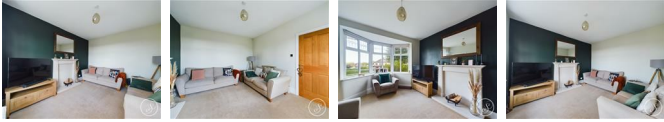
Stoneacre Properties are proud to present for sale to the market this stunningly finished three bedroom extended semi detached family home. Situated in a sought after area with transport links to Crossgates and Leeds City Centre. Templenewsam Park and other local amenities close by. Comprising to the ground floor a large open plan kitchen/diner/family room perfect for entertaining family and friends, lounge, shower room and entrance hallway. To the first floor are three bedrooms and the family bathroom. Externally the property boasts its corner plot with gardens to the front and rear and parking to the side with a garage. Viewings are highly recommended.

ENTRANCE HALLWAY



Door to the front, double glazed window to the side. Stairs to the first floor. Central heating radiator.

LOUNGE



Double glazed bay window to the front. Central heating radiator.

KITCHEN/DINER/FAMILY ROOM



Large open plan kitchen/diner/family room with plentiful space to entertain friends and family. The kitchen comprises of modern units with space for a range cooker and cooker hood above. Integrated microwave. Space for a fridge freezer and plumbing for a dishwasher.

SHOWER ROOM



Fitted with a wc and shower cubicle. Central heating radiator. Storage cupboard.

FIRST FLOOR LANDING



Window to side. Loft access.

BEDROOM ONE



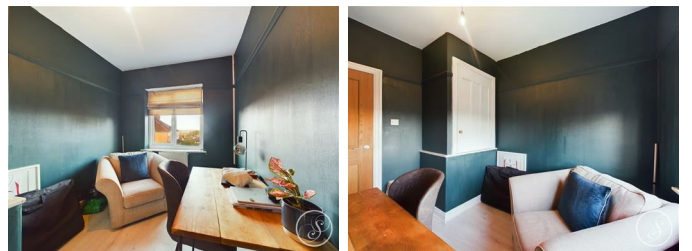
Double bedroom with fitted wardrobes. Double glazed window to the rear. Central heating radiator.

BEDROOM TWO



Double bedroom with central heating radiator and double glazed window to the front.

BEDROOM THREE



Double glazed window to the front . Central heating radiator.

BATHROOM/WC



Comprising of a bath with hand held shower, wc, shower cubicle and a wash hand basin. Double glazed window to the rear. Heated towel rail.

EXTERNAL



To the front of the property is a garden laid to lawn surrounded by mature shrubbery. To the side elevation is a driveway leading to the garage and further garden laid to lawn. The rear of the property has a flagged patio area and a well maintained rear garden laid mainly to lawn with shrub surround and a raised decked seating area.

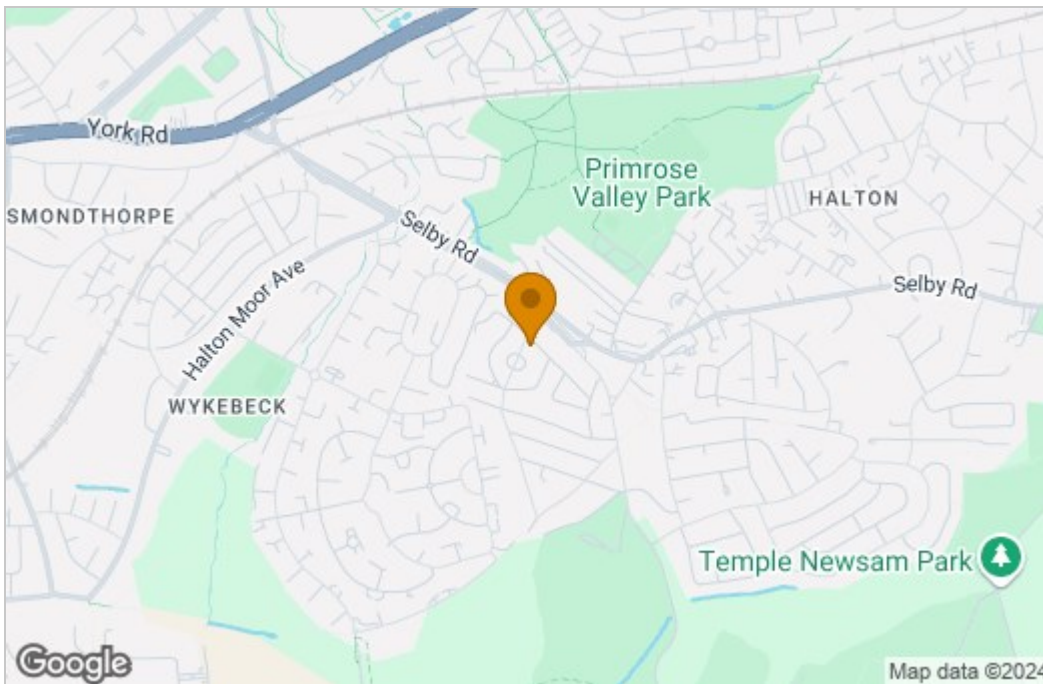
GARAGE

Up and over door.

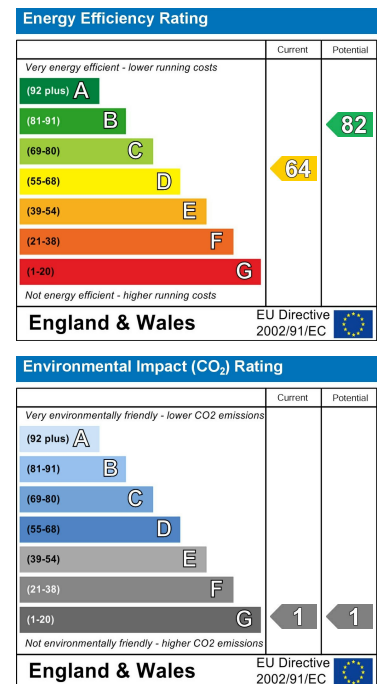
Floor Plan



Area Map



Energy Efficiency Graph



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