



**Stoneacre**  
Properties



**Firth Fields, Leeds, LS25 2HD**  
**£215,000**

This delightful mid-terrace house boasts three bedrooms, offering ample space for a growing family or those in need of a home office. In addition there is also a garage with power located to the rear, providing secure parking or valuable storage space. Situated in a popular area with easy access to local amenities including schools, shops, and transport links. Don't miss out on the opportunity to make this lovely mid-terrace house your new home in Garforth. Book a viewing today to avoid disappointment.



### Entrance Hall

Door to front. Staircase leading to first floor. Central heating radiator.

### Lounge



To the front is a double glazed window. Central heating radiator. Feature fireplace with electric fire. Built in storage cupboard.

### Kitchen/Diner



Fitted with a range of wall and base units with work surfaces over incorporating a sink and drainer unit. Integrated electric oven and gas cooker hob with cooker hood over. Space for fridge/freezer. Double glazed window to rear. Space for a dining table.

### Utility



Plumbing for washing machine. Space for dryer.

### First Floor Landing

### Bedroom One



Double glazed window. Central heating radiator.

### Bedroom Two



Double glazed window. Central heating radiator.

### Bedroom Three



Double glazed window. Central heating radiator. Built in storage.

### Bathroom



Bath with shower over, vanity wash hand basin and wc. In addition there is part tiling, built in cupboard, heated towel rail and a double glazed window. Loft access.

### External



This property boasts gardens to both the front and rear. They are both mainly laid to lawn. To the rear is also a garage.

## Garage



Benefiting from a newly fitted up and over door and roof. Power.

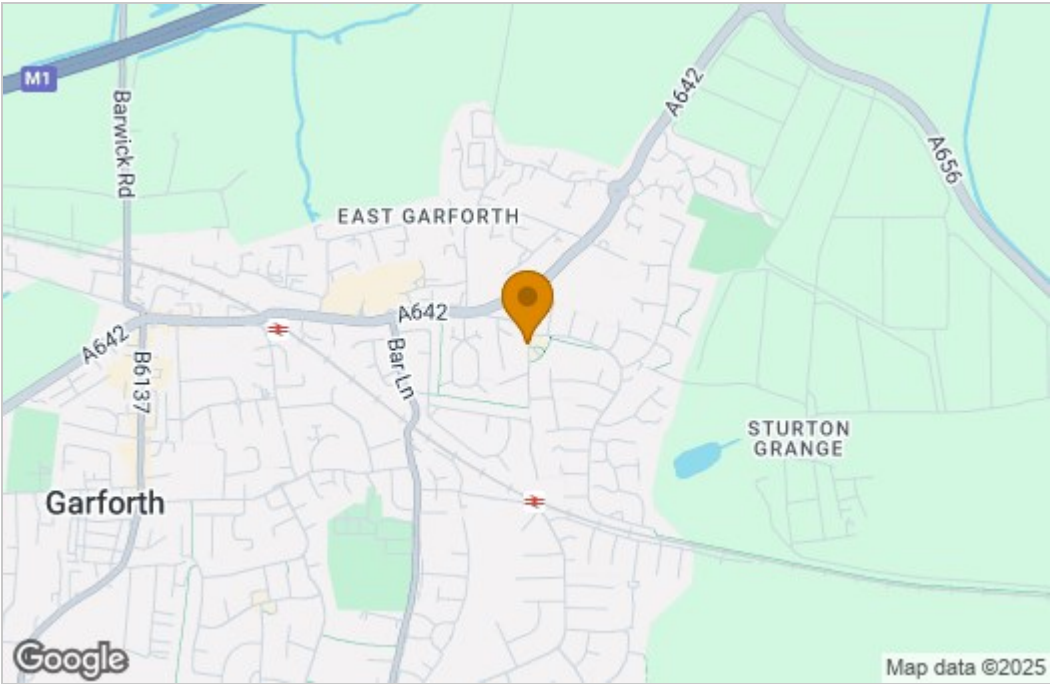
## Loft space

The loft space has ample storage space, accessed through the bathroom. Power and lights.

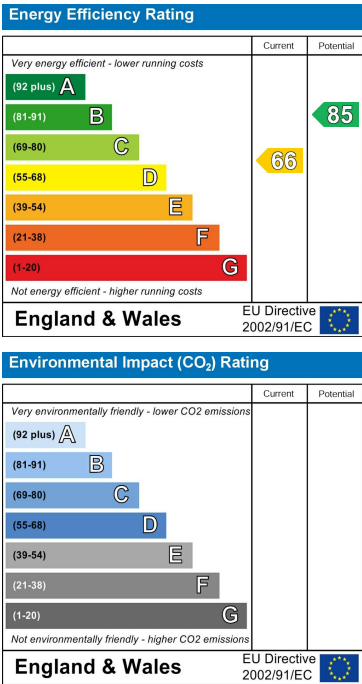
Floor Plan



Area Map



Energy Efficiency Graph



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