



Stoneacre
Properties



Austhorpe Lane, Leeds, LS15 8LX
Offers Over £300,000

Presented for sale this beautiful three bedroom family home with sunroom to the rear. Located in the sought after estate of Austhorpe with excellent transport links benefiting from Crossgates Train Station, M1 and the new Ring Road, allowing easy access to Leeds City Centre. Other local amenities and schools nearby. Over looking fields this property is ideal for first time buyers and growing families. Comprising of a; entrance hallway, lounge, kitchen diner, sunroom, three bedrooms and a family bathroom. Externally the property boasts a driveway and garden to the front. To the rear is a easy to maintain garden with block paved patio. Viewings are highly recommended to appreciate all this property has to offer.

ENTRANCE HALLWAY



Welcoming hallway with double glazed window to the side, door to the front and Central heating radiator. Doors to lounge and kitchen Stairs to first floor accommodation.

LOUNGE



Spacious lounge with double glazed bay window to the front. Central heating radiator. Feature fire with surround.

KITCHEN DINER



Comprising of wall and base units with integrated dishwasher and washing machine. Space for a range cooker with cooker hood above and fridge freezer. Worktops incorporating a Belfast style sink and drainer. Double glazed window to the rear. Door leading to the sunroom at the rear.

SUNROOM

Currently used as a home office, this space has potential for other use. With double glazed windows to the rear and side. Door to rear garden.

FIRST FLOOR LANDING



Double glazed window to the side. Loft access.

BEDROOM ONE



Large double bedroom with fitted wardrobes. Double glazed bay window to the front. Central heating radiator.

BEDROOM TWO



Double bedroom. Central heating radiator. Double glazed window to the rear.

BEDROOM THREE



Central heating radiator. Double glazed window to the front.

BATHROOM



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

EXTERNAL

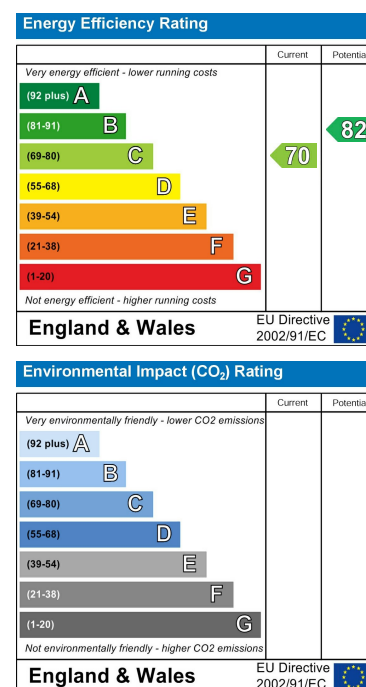
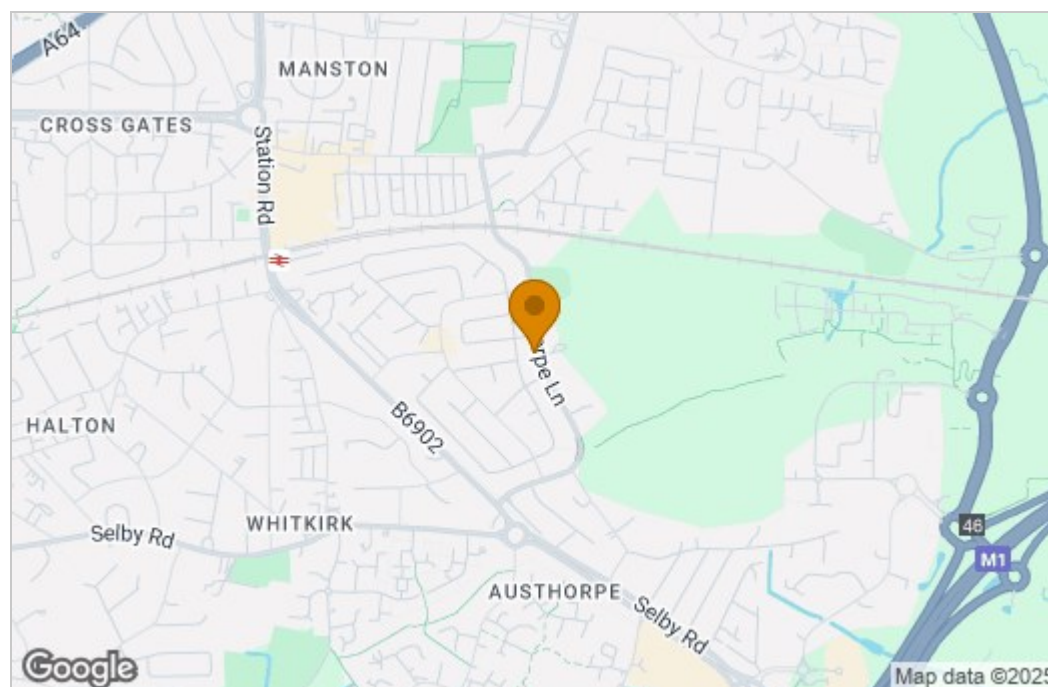


Externally the property has a driveway and garden laid to lawn with mature shrubs at the front. To the rear is a easy to maintain garden with block paved patio.

Floor Plan



Area Map



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