



Stoneacre
Properties



Kelmscott Lane, Leeds, LS15 8JP

£280,000

Offered for sale is this stunning three bedroom semi detached family home. Located in the sought after area on the edge of Crossgates town center. Ideally located with local transport links, schools and local amenities nearby. Access to Leeds City Centre and the new Springs Shopping Centre via the new Ring Road. Comprising of a; entrance hallway, lounge, kitchen diner, sunroom, three bedrooms and a shower room. Externally the property has a driveway to the front and a spacious rear garden mainly laid to lawn with patio areas. Viewings are highly recommended to appreciate all this property has to offer.

ENTRANCE HALLWAY

Door to the front elevation, double glazed window to the side. Central heating radiator. Storage cupboard.

LOUNGE



Double glazed window to the front and side. Central heating radiator. Feature fire place.

KITCHEN DINER



Open plan kitchen diner. Kitchen comprises of base units with integrated electric oven. Space for a fridge freezer. Plumbing for a dishwasher.

SUNROOM



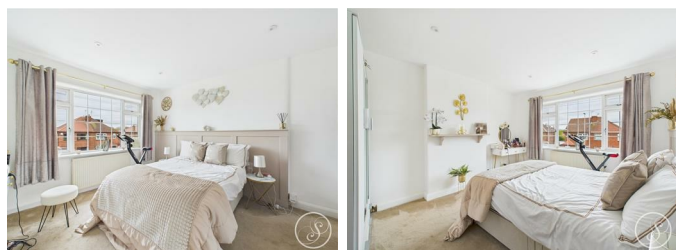
Spacious seating area. Double glazed windows to the rear and sides. French doors to the rear. Central heating radiator. Plumbing for a washing machine.

FIRST FLOOR LANDING



Loft access.

BEDROOM ONE



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

BEDROOM TWO



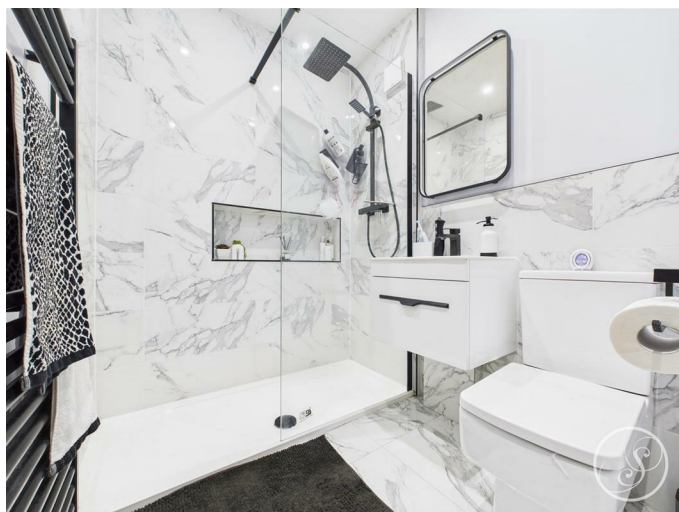
Double bedroom. Double glazed window to the rear.

BEDROOM THREE



Double glazed window to the rear. Central heating radiator.

SHOWER ROOM



Comprising of a walk in shower, wc and vanity sink unit. Heated towel rail. Storage cupboard. Tiled floors and part tiled walls.

EXTERNAL

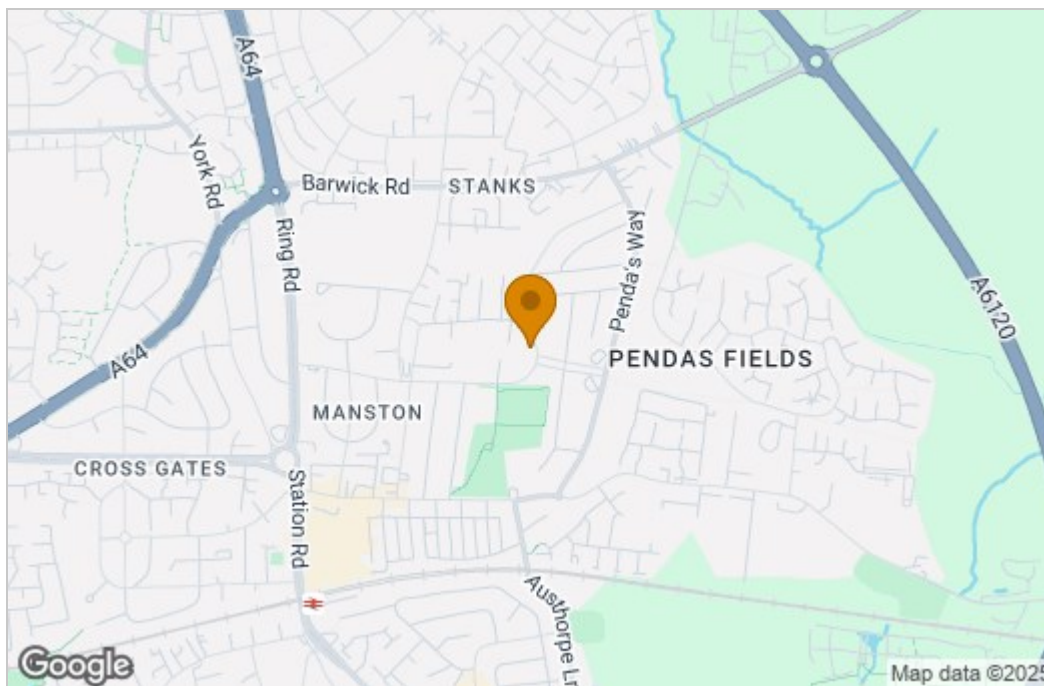




To the front elevation is a graveled driveway. To the rear is a spacious garden mainly laid to lawn with block paved patio seating areas. Raised flower beds. Outer building storage to the rear.

Floor Plan



Area Map



Energy Efficiency Rating		Current	Potential
<p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p><i>Not energy efficient - higher running costs</i></p>			
<p>England & Wales</p>		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating			
		Current	Potential
<p><i>Very environmentally friendly - lower CO₂ emissions</i></p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p><i>Not environmentally friendly - higher CO₂ emissions</i></p>			
<p>England & Wales</p>		EU Directive 2002/91/EC	

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