



**Stoneacre**  
Properties



**Church Lane, Leeds, LS15 8TY**

**£220,000**

Stoneacre Properties are delighted to offer for sale this well presented mid town house property which is conveniently situated only a short distance from Crossgates centre where there are a choice of shopping amenities, public transport services including a train station and also the motorway network links. Benefitting from gas central heating and double glazing. The accommodation comprises: Entrance hall, sitting room with double doors to modern dining kitchen with patio doors leading to the rear garden. First floor: Three bedrooms and modern white four-piece bathroom suite. Outside: Enclosed rear garden with patio area and decking. To the front is a driveway providing off street parking. There is also a garage in a separate block.



### Entrance

External door to front. Staircase leading to first floor. Door into lounge.

### Lounge



To the front is a double glazed window. Central heating radiator. Fire with feature surround. Double doors leading into the kitchen/diner.

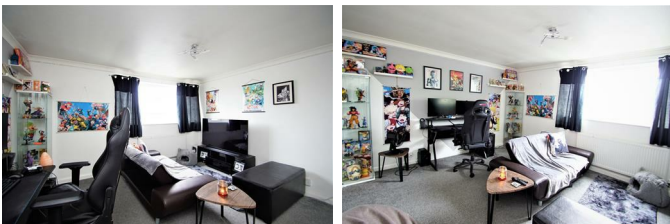
### Kitchen/Diner



Modern fitted kitchen with a range of wall and base units with work surfaces over incorporating a sink and drainer unit. Electric oven. Gas hob with cooker hood over. Plumbing for washing machine. To the rear is a double glazed window and a door leading out to the garden.

### 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.

### Bathroom



Fitted with a four piece modern suite comprising bath, walk in shower, wash hand basin and wc. In addition there is tiling, two double glazed windows and a heated towel rail.

## External

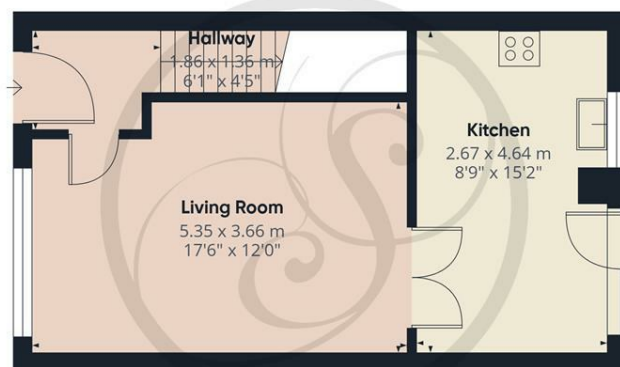


To the front is off street parking. To the rear is a lovely garden that is mainly laid to lawn with a paved patio and a decking area.

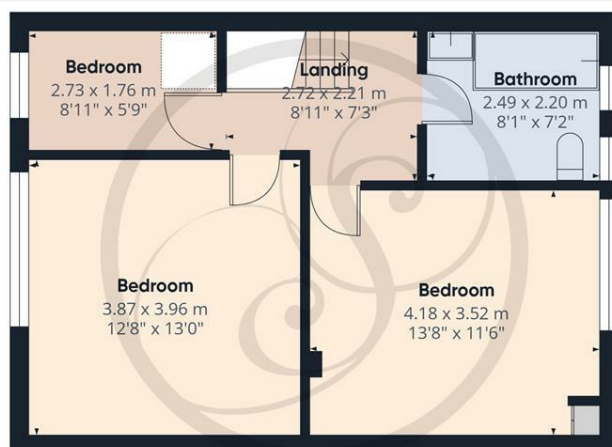
## Garage

The garage is located close by in a separate block.

## Floor Plan



### Floor 0



### Floor 1

Approximate total area<sup>(1)</sup>80.4 m<sup>2</sup>865 ft<sup>2</sup>

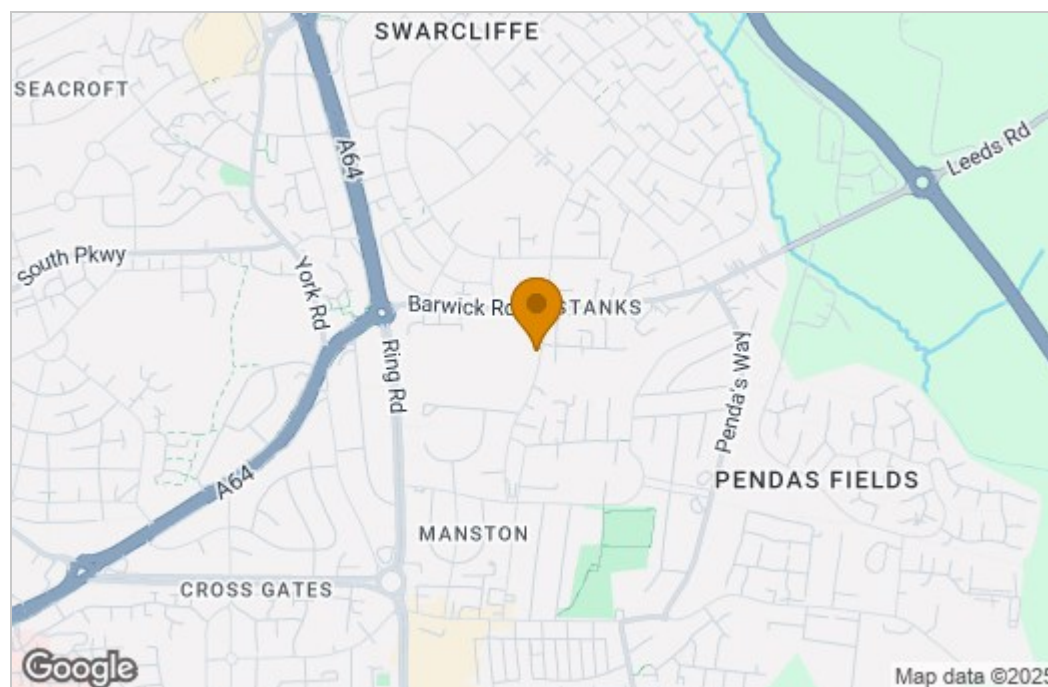
(1) Excluding balconies and terraces.

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.


Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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## Area Map



### Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
<p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p><i>Not energy efficient - higher running costs</i></p>		70	84
<p><b>England &amp; Wales</b></p>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			

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.

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