



**Stoneacre**  
Properties



**Sakura Walk, Leeds, LS14 6WP**

**£217,000**

Offered for sale is the beautiful two bedroom coach house, located on the popular new development on York Road. This property is ideal for first time buyers and or investors. Ideally located with access to parks, supermarkets and transport links nearby. Comprising of an entrance hallway, open plan living and kitchen, inner hallway, two bedrooms and bathroom. Externally the property has a driveway to the front leading to the integral garage. To the rear is a garden laid to lawn with patio seating area. Viewings are highly recommended to appreciate all this property has to offer.

### ENTRANCE HALLWAY

Door to front. Central heating radiator. Stairs leading to first floor accommodation.

### OPEN PLAN LOUNGE/KITCHEN



Open plan living area with kitchen. Double glazed windows to the front and rear. Central heating radiators. The kitchen comprises of wall and base units with integrated fridge freezer, washing machine and electric oven. Worktops incorporating gas stove and sink with drainer. Further double glazed window to the rear.

### INNER HALLWAY

Giving access to the bedrooms and bathroom. Central heating radiator. Storage cupboard.

### BEDROOM ONE



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

### BEDROOM TWO



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

### BATHROOM



Comprising of a wash hand basin, wc and bath with shower above. Central heating radiator. Double glazed window to the front.

### EXTERNAL



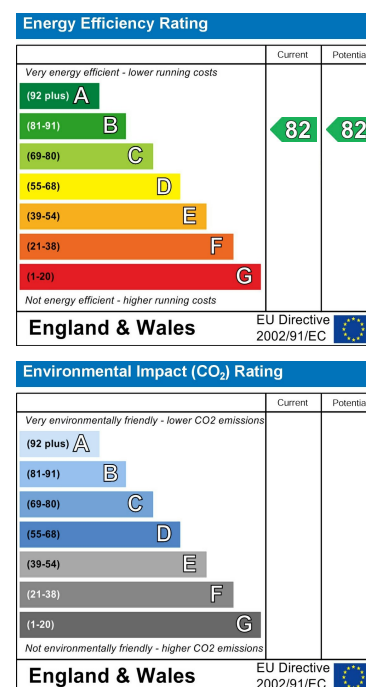
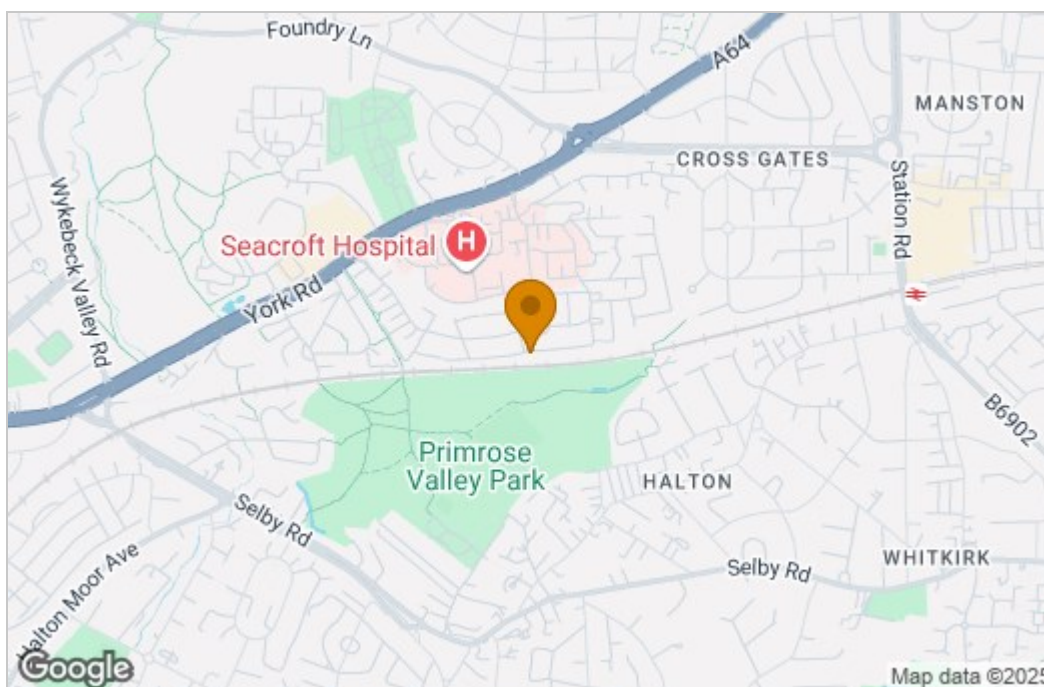
Driveway to the front leading to the integral garage. To the rear is a garden laid to lawn with a patio seating area.



## Floor Plan



## Area Map



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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