



Stoneacre
Properties



York Road, Leeds, LS14 6JB

£175,000

Situated on Old York Road is this delightful two-bedroom cottage that is a perfect opportunity for a first-time buyer seeking a home full of character and warmth. The property boasts an inviting open-plan kitchen and living space, ideal for both relaxation and entertaining. A convenient downstairs WC adds to the practicality of the layout. As you ascend to the first floor, you will find two well-proportioned bedrooms, complemented by a modern bathroom that caters to your everyday needs. The cottage is adorned with unique features that enhance its charm, making it a truly special place to call home. Outside, the property benefits from both a front and rear garden, providing a lovely space for outdoor enjoyment, whether it be for gardening or relaxing. The location on Old York Road places you in close proximity to local amenities, ensuring that shops, cafes, and essential services are just a short distance away. Early viewing are highly recommended.

KITCHEN/LIVING SPACE



Open plan kitchen/living space. Staircase leading to first floor. Window to front. Fitted kitchen with a range of wall and base units incorporating a Belfast style sink. Electric oven and gas hob with cooker hood over. Integrated fridge/freezer. Window to rear.

REAR ENTRANCE

GUEST W.C



Fitted with a wc and wash hand basin.

FIRST FLOOR LANDING

BEDROOM ONE



Window to front. Cast iron feature fire. Central heating radiator.

BEDROOM TWO



Two windows to rear. Central heating radiator.

BATHROOM



Fitted with a bath with shower over, wash hand basin and wc. In addition there is a central heating radiator.

EXTERNAL

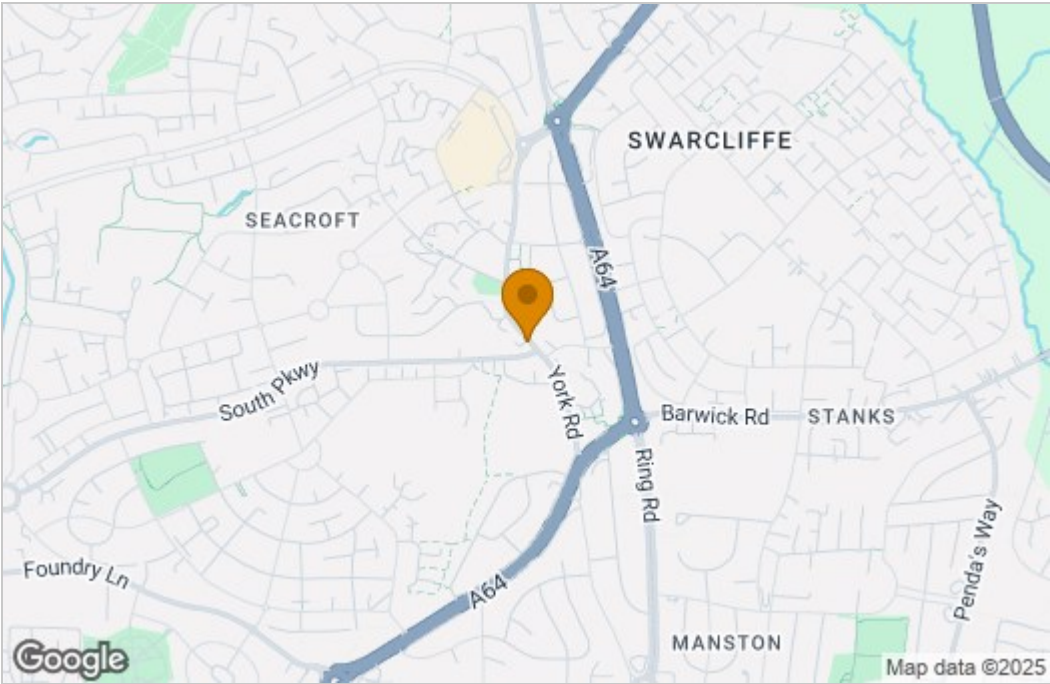


To the front and rear is a low maintenance garden. To the rear is also a parking space.

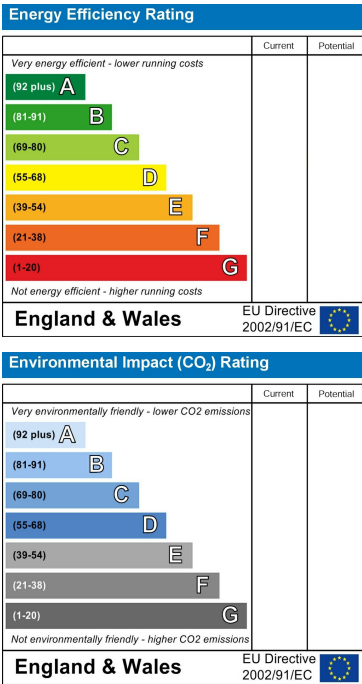
Floor Plan



Area Map



Energy Efficiency Graph



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