



Stoneacre
Properties



Knightsway, Leeds, LS15 7BW
£525,000

Cherry Villas is a truly beautiful three bedroom detached family home situated in a gated community near Crossgates town centre. Ideally located with transport links via Crossgates Train Station, M1 and the new Ring Road giving access to local amenities such as The Springs Shopping Centre. Other amenities and schools nearby. Comprising of a; entrance hallway, guest wc, lounge, kitchen diner, three bedrooms with the master benefiting from an ensuite shower room and a family bathroom. Externally the property has a driveway to the front and garage with power and lights. To the rear is a garden laid to lawn with a paved path. Early viewings recommended while the property is still available.

ENTRANCE HALLWAY



Spacious hallway giving access to the guest wc, lounge and kitchen diner. Storage cupboard under the stairs. Stair case to the first floor.

GUEST WC

Comprising of a WC and vanity sink unit. Double glazed window to the front.

LOUNGE



Box bay window to the front elevation. Central heating radiator.

KITCHEN DINER



Open plan kitchen diner comprising of wall and base units with integrated washing machine, dishwasher, fridge freezer and electric oven. Worktops incorporating sink and electric stove with cooker hood above. Windows to the side and rear. French door to the rear. Door to the rear.

FIRST FLOOR LANDING

Access to the loft via a drop down ladder. Storage cupboard.

BEDROOM ONE



Double bedroom with built wardrobe. Access to ensuite shower room. Central heating radiator.

ENSUITE



Fitted with a wc, shower cubicle and vanity sink unit. Heated towel rail. Window to the front.

BEDROOM TWO



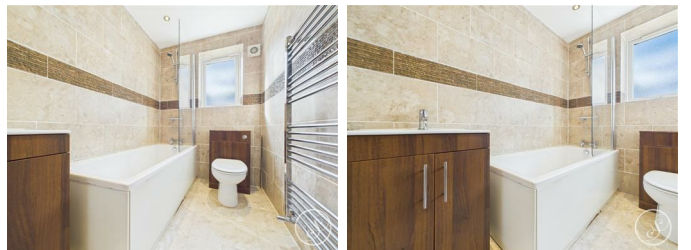
Double bedroom. Double glazed window to the rear. Central heating radiator.

BEDROOM THREE



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

BATHROOM



Fitted with a wc, vanity sink unit and bath with shower above. Heated towel rail. Window to the side.

EXTERNAL

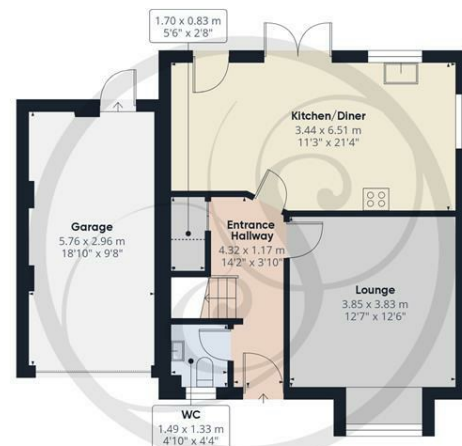


To the front is a driveway leading to the garage at the side. To the rear is a garden laid to lawn.

GARAGE

Electric door to the front and door to the rear. Power and lights.

Floor Plan



Floor 0



Floor 1

Approximate total area^(a)

108.42 m²
1167.03 ft²

Reduced headroom

0.53 m²
5.71 ft²

(1) Excluding balconies and terraces.

Reduced headroom

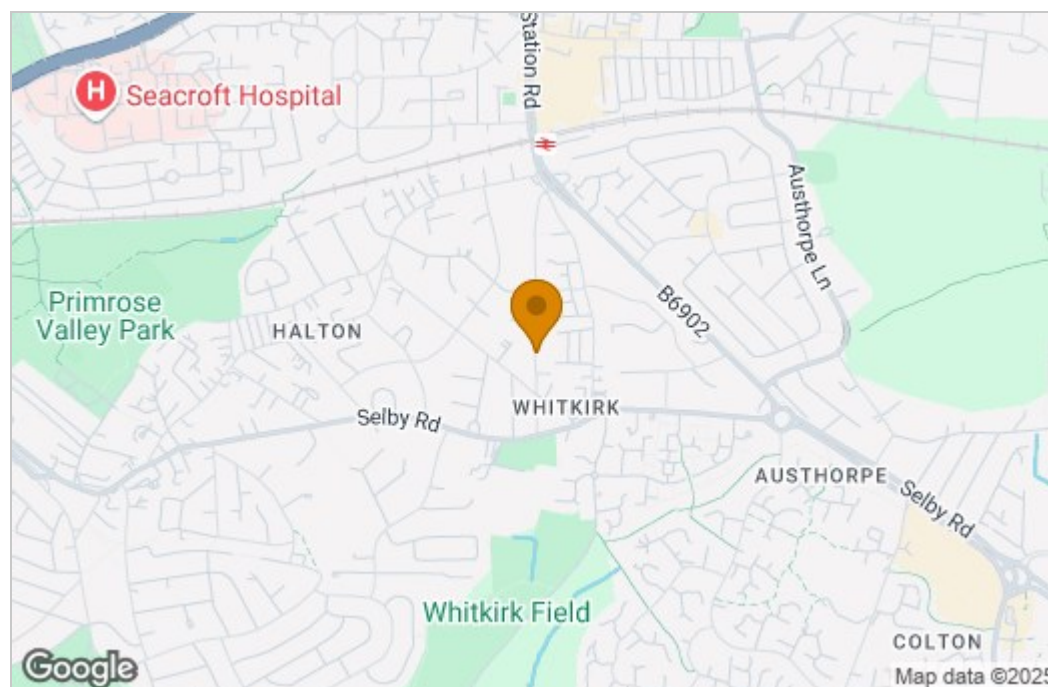
..... Below 1.5 m/5 ft

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.

GIRAFFE360

Area Map



Energy Efficiency Graph

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>		78	89
<p>England & Wales</p>		<p>EU Directive</p> 	

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