



**Stoneacre**  
Properties



## **High Bank Close., Leeds, LS15 9DB**

**£235,000**

Located in Colton village is this delightful two-bedroom modern town house with the addition of a garage. The heart of the home is the inviting kitchen/diner, which seamlessly connects to a lovely conservatory featuring a solid roof. This bright and airy space is perfect for enjoying meals with family or simply unwinding while basking in natural light. The conservatory opens up to the garden, providing a wonderful extension of the living area. The property boasts a living room and two generously sized bedrooms, each designed to offer a peaceful retreat at the end of the day. The family bathroom is well-appointed, ensuring convenience for all residents. This home is not only well-presented throughout but also offers a warm and inviting atmosphere that is sure to appeal to a variety of buyers.



### Entrance

Door to the front elevation. Central heating radiator.

### Lounge



Double glazed window to the front elevation. Central heating radiator. Electric fire with surround. Storage cupboard.

### Kitchen/Diner



Range of wall and base units. Built in electric oven with induction hob and extractor fan above. Integrated fridge/freezer. Space for dining table. Access into garage.

### Open Plan Sitting Area



French doors leading to the rear garden. Velux windows.

### First Floor Landing

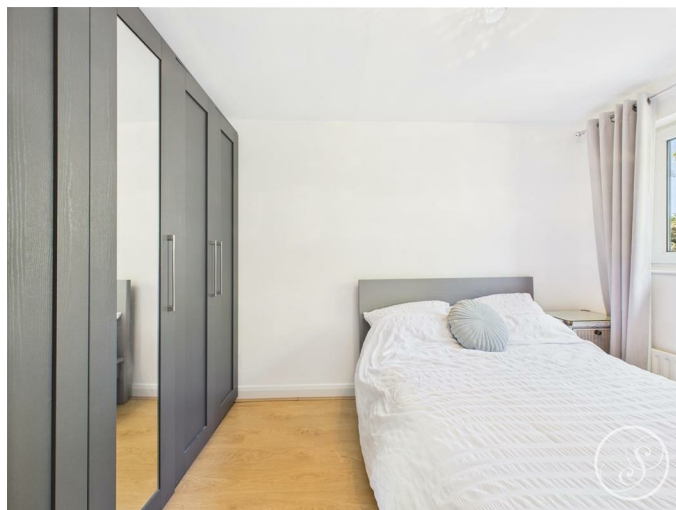
Loft access.

### Bedroom One



Double glazed window to the front elevation. Central heating radiator. Storage cupboard.

### Bedroom Two



Double glazed window to the rear. Central heating radiator.

### Bathroom



Double glazed window to the rear elevation. Low flush w.c, wash hand basin and bath. Heated towel rail.

### External



Parking space to the front of the garage. To the rear of the property is a garden that is mainly laid to lawn.

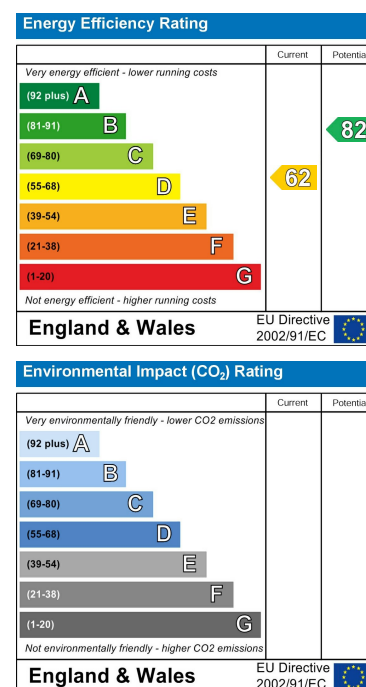
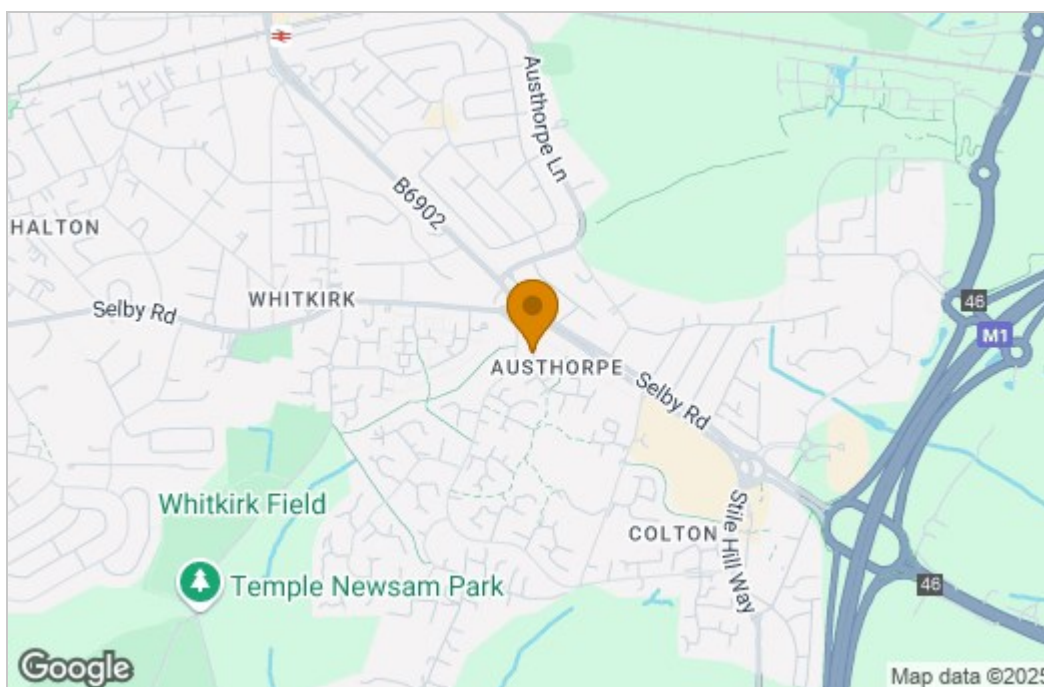
### Garage

Power and light. Up and over door.

## Floor Plan



## Area Map



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1 Colton Road, Leeds, West Yorkshire, LS15 9AA  
Tel: 0113 260 9111 Email:  
east@stoneacreproperties.co.uk <https://www.stoneacreproperties.co.uk>

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