



Stoneacre
Properties



Blencartha Crescent, Leeds, LS9 0AW

£215,000

Offered for sale is this charming three-bedroom semi-detached house that presents an excellent opportunity for families and professionals alike. The property boasts of a spacious layout featuring a guest w.c and bathroom that provide convenience for busy households. One of the standout features of this home is the generous rear garden, perfect for outdoor entertaining, gardening, or simply enjoying the fresh air. Off-street parking is an added benefit, ensuring that you have a convenient place for your vehicle. The

location is particularly appealing, as it is situated close to local amenities, making daily errands and leisure activities easily accessible. Whether you are looking for shops, schools, or parks, everything you need is just a short distance away. This property comprises of entrance, kitchen/diner, lounge, first floor landing, three bedrooms and bathroom. This semi-detached property combines comfort and practicality, making it an ideal choice for those seeking a welcoming home in a vibrant community. With its ample living space and outdoor area, this house is ready to become a cherished family home. Do not miss the chance to view this delightful property and envision your future in this lovely setting.

ENTRANCE HALL WAY

Door to the front. Central heating radiator.

GUEST W.C

Double glazed window to the front elevation. Low flush w.c. Wash hand basin. Central heating radiator.

KITCHEN/DINER

Range of wall and base units. Integerated fridge/freezer, dishwasher, washing machine and electric cooker with gas hob. Sink and drainer. Space for dining table. Central heating radiator.

LOUNGE

French doors leading to the rear garden. Storage cupboard. Central heating radiator.

FIRST FLOOR LANDING

Loft access. Central heating radiator.

BEDROOM ONE

Two double glazed windows to the front elevation. Storage cupboard. Central heating radiator.

BEDROOM TWO

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

BEDROOM THREE

Double glazed window to the rear. Central heating radiator.

BATHROOM

Double glazed window to the side elevation. Low flush w.c. Wash hand basin. Bath with shower over. Central heating radiator.

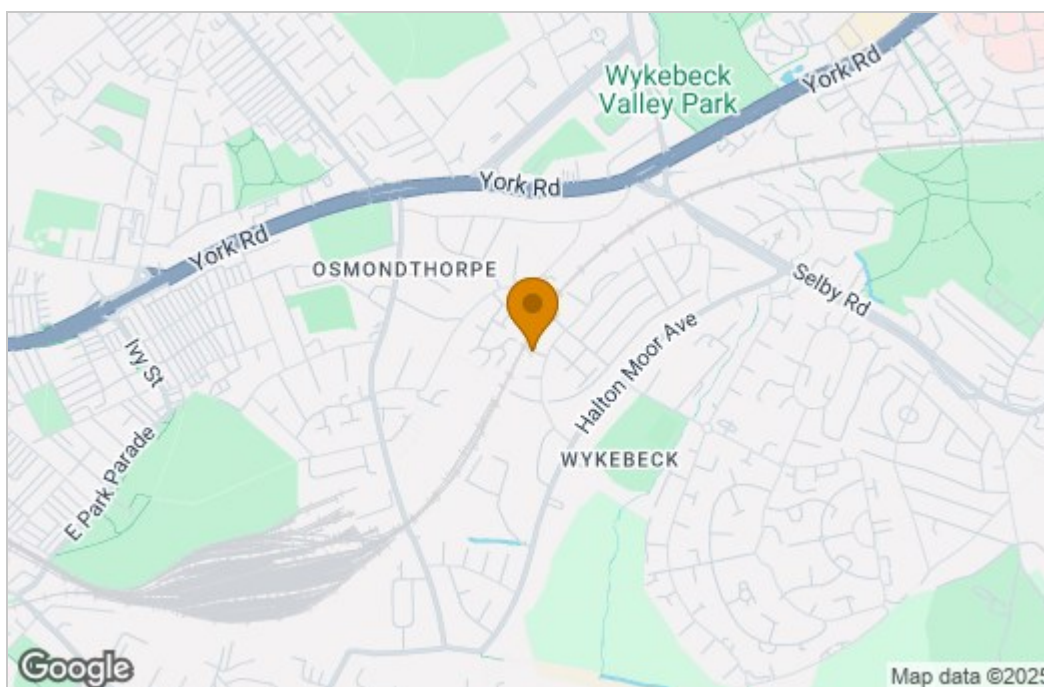
EXTERNAL

To the rear is a garden that is mainly laid to lawn. Driveway to the side of the property.

Floor Plan



Area Map



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not energy efficient - higher running costs		83	96
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating			
		Current	Potential
Very environmentally friendly - lower CO₂ 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 CO₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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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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