



**Stoneacre**  
Properties



**Victoria Grove., Leeds, LS9 9DW**

**£155,000**

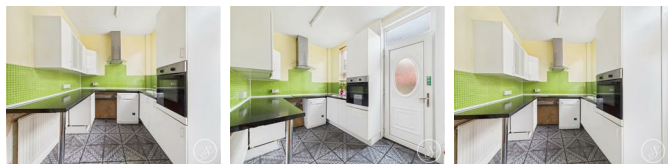
Stoneacre Properties are delighted to offer for sale this three bedroom mid terrace. The property is located in a sought after location and provides easy access into Leeds City Centre. Comprising to the first floor: lounge, kitchen with access into a cellar. To the first floor is a bedroom and a spacious modern bathroom. To the second floor is a further two bedrooms. Externally the property has a yard to rear. Early viewings are strongly advised.

## LOUNGE



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

## KITCHEN



Range of wall and base units. Double glazed window to the rear. Plumbing for washing machine and dishwasher. Integrated cooker. Door leading to the rear. Door leading to basement.

## BASEMENT

Lights and power.

## FIRST FLOOR LANDING

Double glazed window to the rear elevation. Door off giving access to bedroom one and bathroom.

## BEDROOM ONE



Double glazed window to the front. Central heating radiator. Built in wardrobes.

## BATHROOM



Spacious bathroom fitted with a spa style bath, vanity wash hand basin, wc and shower cubicle. In addition there is a feature radiator, tiling, storage and a double glazed window.

## SECOND FLOOR LANDING

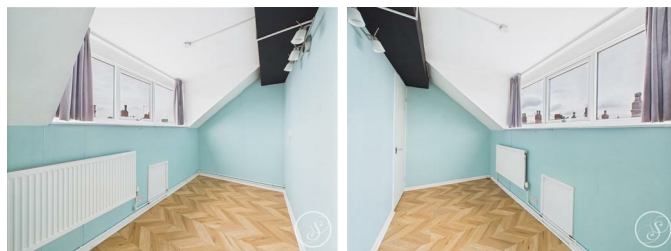
Door off leading to bedrooms two and three.

## BEDROOM TWO



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

## BEDROOM THREE



Double glazed window. Central heating radiator.

## EXTERNAL



Decking to the rear of the property. On street parking to the front.

## AGENT NOTE

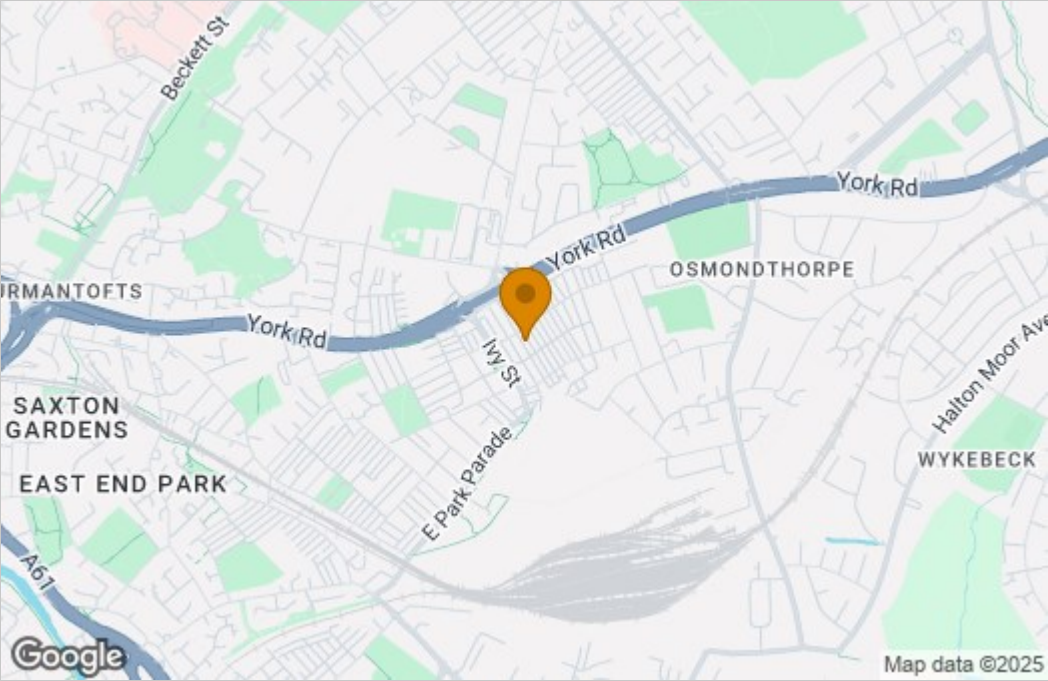
The vendor has informed us that the property has recently benefitted from a new roof.



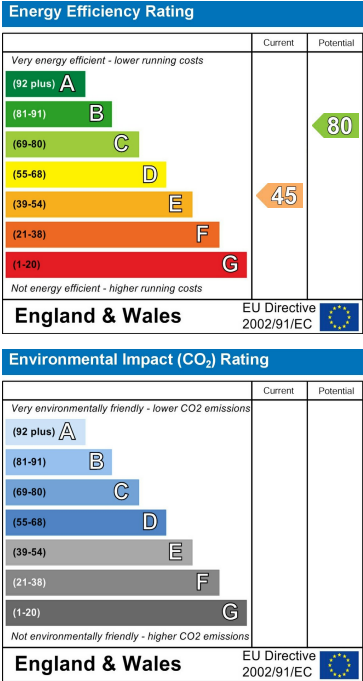
Floor Plan



Area Map



Energy Efficiency Graph



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