



Stoneacre
Properties



Chantry Croft, Leeds, LS15 9DN
£255,000

Situated in the sought-after area of Chantry Croft in Colton village, is this charming three-bedroom semi-detached house that presents an excellent opportunity for families and professionals alike. The surrounding neighbourhood is known for its friendly atmosphere and community spirit, making it an ideal place to call home. This residence is conveniently located near a variety of local amenities including shops, schools, and transport links just a short distance away, ensuring that everyday needs are easily met. The property comprises of entrance hall way, lounge, kitchen/diner, first floor landing, three bedrooms and family bathroom. The property benefits from a driveway to the front of the property along with a garden that is mainly laid to lawn to the rear. Do not miss the chance to view this delightful home.

ENTRANCE HALL

Door to the front of the property. Central heating radiator. Stairs leading to first floor landing.

LOUNGE



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

KITCHEN/DINER

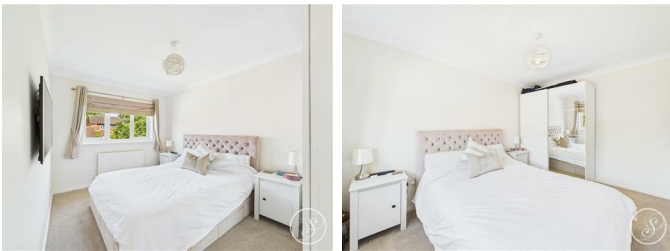


Range of wall and base units. Space for fridge/freezer. Integrated electric cooker with gas hob and extractor fan above. Plumbing for washing machine. Space for dryer. Sink and drainer. French doors leading to the rear garden. Side door leading to side and rear of the property. Double glazed window to the rear elevation.

FIRST FLOOR LANDING

Double glazed window to the side elevation. Loft access. Storage cupboard housing the water tank.

BEDROOM ONE



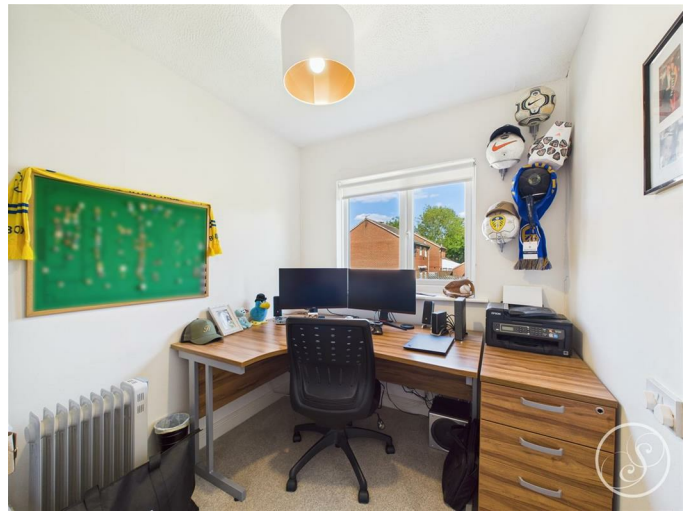
Double glazed window to the front elevation. Central heating radiator.

BEDROOM TWO



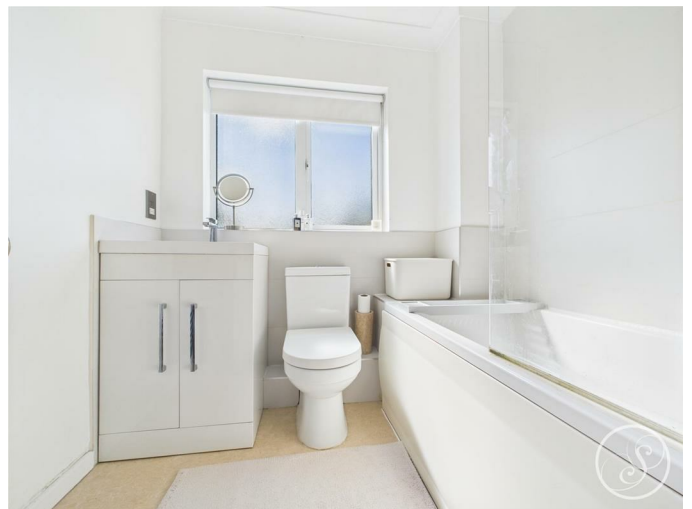
Double glazed window to the rear. Central heating radiator.

BEDROOM THREE



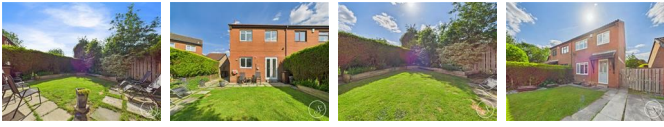
Double glazed window to the front elevation. Central heating radiator.

BATHROOM



Double glazed window. Bath with shower above. Low flush w.c. Wash hand basin. Heated towel rail.

EXTERNAL

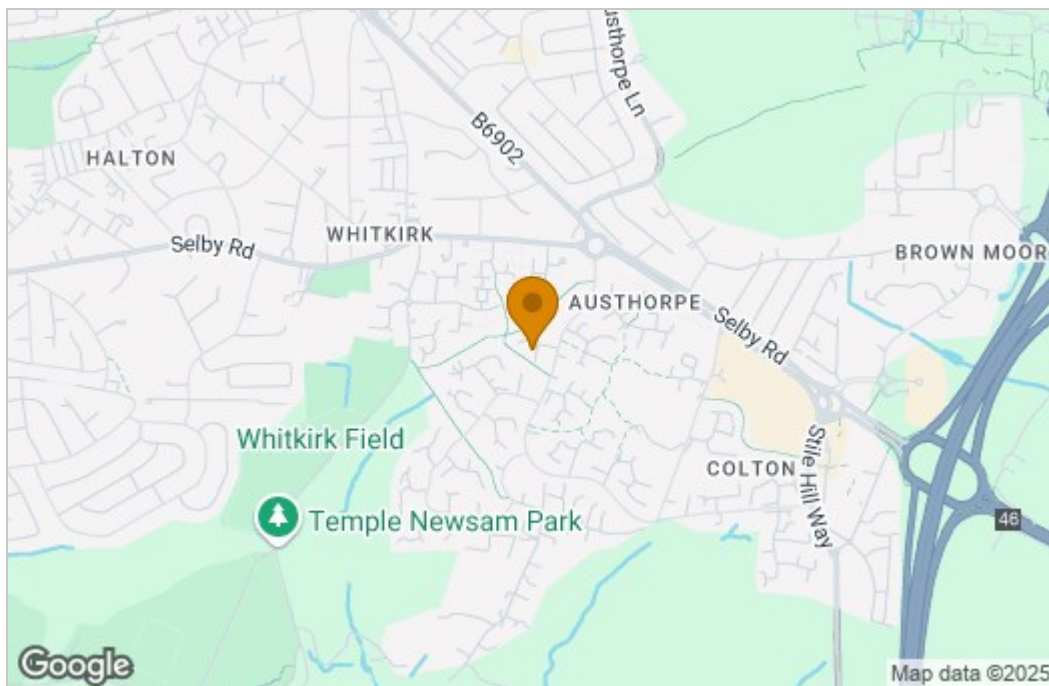




Driveway to the front of the property along with a lawned area. To the rear of the property is a garden that is mainly laid to lawn.

Floor Plan



Area Map



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>		EU Directive 2002/91/EC	
<h2>England & Wales</h2>			
Environmental Impact (CO ₂) Rating			
		Current	Potential
<p><i>Very environmentally friendly - lower CO2 emissions</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 environmentally friendly - higher CO2 emissions</i></p>			
<h2>England & Wales</h2>			
		EU Directive 2002/91/EC	

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