



**Stoneacre**  
Properties



**Town Street, Leeds, LS10 3TH**

**£240,000**

This delightful semi-detached cottage offers a unique blend of character and modern living. With two well-proportioned bedrooms, each featuring a versatile office/dressing area, this property is perfect for those seeking both comfort and functionality. The heart of the home is undoubtedly the stunning kitchen/diner, which provides an inviting space for family meals and entertaining guests. The kitchen is complemented by an additional large storage cupboard, ensuring that all your culinary essentials are neatly tucked away. The lounge is equally impressive, offering a warm and welcoming atmosphere for relaxation. The bathroom is a true highlight, showcasing modern fixtures and a stylish design that enhances the overall appeal of the home. Outside, the property boasts lovely gardens to both the front and rear, providing a tranquil outdoor space for those who simply wish to enjoy the fresh air. Additionally, a garage at the rear adds convenience and extra storage options. This unique cottage is a rare find in a sought-after location, making it an ideal choice for first-time buyers, families, or anyone looking to downsize without compromising on quality. With its charming features and practical layout, this property is sure to capture the hearts of many. Don't miss the opportunity to make this lovely cottage your new home.



### Entrance Porch

Door leading into entrance hall.

### Entrance hall

Staircase leading to first floor. Central heating radiator.

### Kitchen/Diner



Beautiful modern kitchen with a large range of wall and base units with work surfaces over incorporating a sink and drainer unit. Plumbing for washing machine. Integrated dish washer. Electric oven and gas hob with extractor over. Space for fridge/freezer. Large built in storage cupboard. Ample space for dining table. Double glazed window to rear and side. Central heating radiator.

### Lounge



The focal point of this room is the stunning fire and surround. To the front is a double glazed window that allows ample of light.

### First Floor Landing

### Bedroom One



To the front is a double glazed window. Central heating radiator. Built in storage cupboard. Built in wardrobes. Access into dressing area. Loft access.

### Dressing Area

Currently used as a dressing area with ample of storage. Could also be changed to provide a great space for a home office.

### Bedroom Two



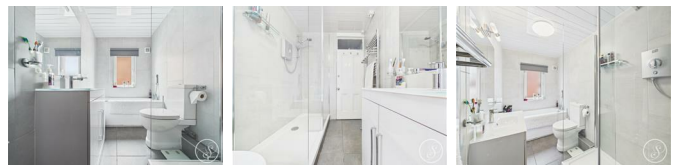
To the rear is a double glazed window. Built in storage with hanging space. cast iron feature fire. Access into dressing area/home office.

### Second Dressing Area/Home Office



Double glazed window. Central heating radiator.

### Bathroom



This stunning bathroom boasts a four piece suite comprising: bath with hand held shower attachment, walk in shower, vanity wash hand basin and wc. In addition there is a double glazed window, tiling and a heated towel rail.

### External



To the front this property has a beautifully presented garden and an out building ideal for additional storage. To the rear is another great space that is well maintained and has two garden sheds providing storage. In addition there is also a driveway that leads to a garage.

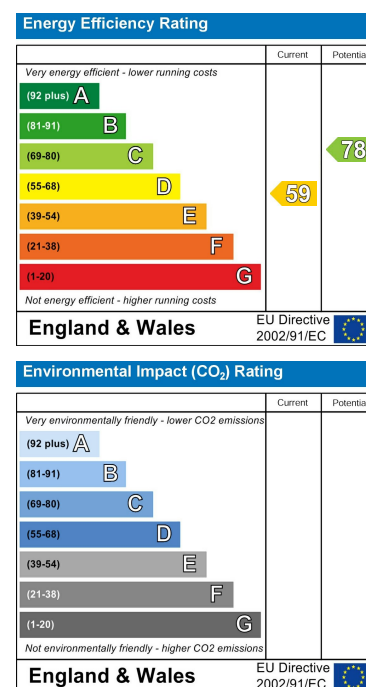
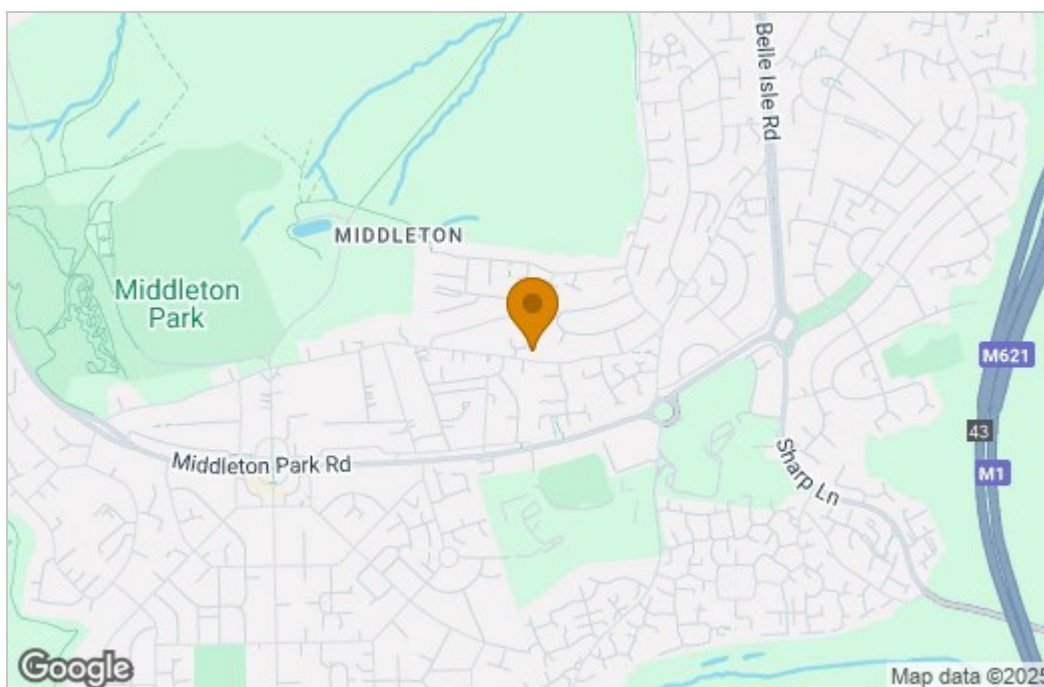
### Garage

Power and light. Up and over door.

## Floor Plan



## Area Map



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