



**Stoneacre**  
Properties



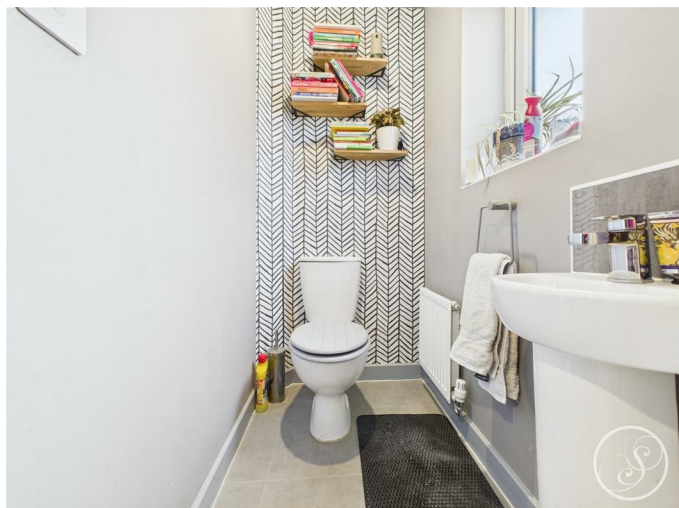
**Sakura Walk, Leeds, LS14 6WP**  
**Offers Over £285,000**

Offered to the market is this three bedroom semi detached property located in a sought after location. The property is situated on Sakura Walk, Leeds close to all local amenities including: shops, schools and transport links making everyday life a breeze. The property comprises of: Entrance hall way, guest w.c, kitchen/diner, lounge, first floor landing, bedroom two, bedroom three, family bathroom, second floor landing, bedroom one with en suite. Externally the property benefits from a fully enclosed rear garden that is mainly laid to lawn, garage with power and light along with parking for two cars. This lovely property is not one to missed please contact the office today to arrange your viewing.

## ENTRANCE HALL WAY

Door to the front elevation. 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



Double glazed window to the front elevation. Range of wall and base units. Integrated oven with gas hob and extractor fan above. Integrated fridge/freezer, dish washer and washing machine. Space for dining room table. Central heating radiator.

## LOUNGE



French doors leading to the rear garden. Under stair storage. Central heating radiator.

## FIRST FLOOR LANDING

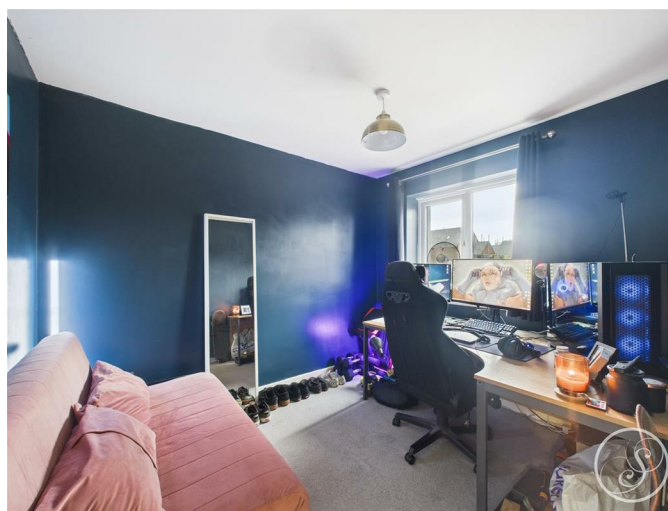
Storage cupboard. Doors off leading to bedroom two, three, bathroom and entrance to second floor landing.

## BEDROOM TWO



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

## BEDROOM THREE



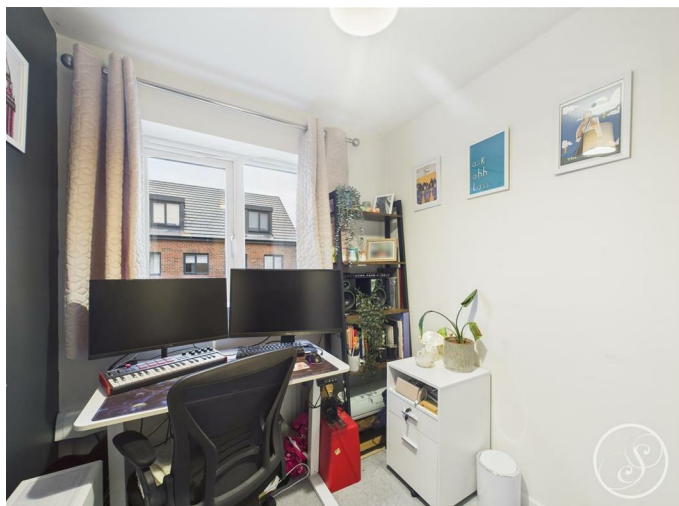
Double glazed window to the front elevation. Central heating radiator.

## FAMILY BATHROOM



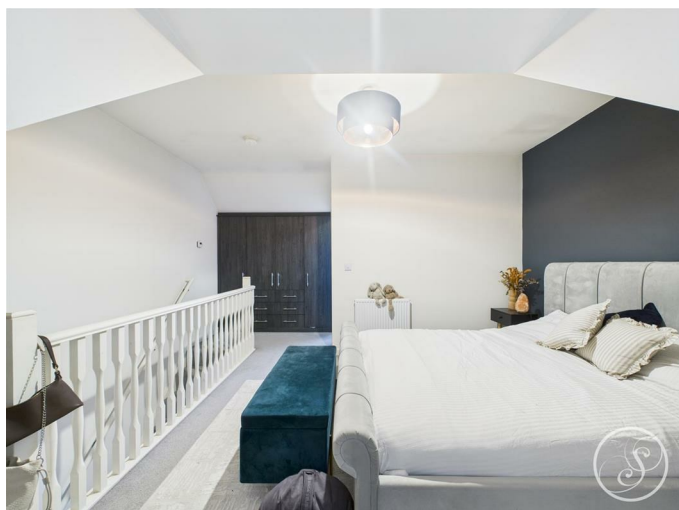
Double glazed frosted window to the side elevation. Low flush w.c. Wash hand basin. Bath with shower above. Heated towel rail.

## SECOND FLOOR LANDING AREA



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

## BEDROOM ONE



Double glazed window to the front elevation. Central heating radiator. Built in wardrobes. Door off leading to en-suite.

## EN SUITE



Velux window above. Shower cubicle. Low flush

w.c. Wash hand basin with storage below. Storage cupboard. Central heating radiator.

## EXTERNAL



Externally the property has grass laid to lawn to the side and the rear elevation. The property also benefits from a garage to the rear along with parking space for two cars.

## GARAGE



Power and light.

Floor Plan

