



Stoneacre
Properties



Birch Crescent,, Leeds, LS15 7SU

£200,000

Offered to the market is this beautifully presented modern two bedroom end of terrace house, located on Birch Crescent. This property is situated close to all local amenities including: schools, shops and transport links making daily life easier. The property comprises of: entrance, lounge/diner, modern fitted kitchen, conservatory, first floor landing, two bedrooms and family bathroom. Externally the property benefits from a driveway to the front providing off street parking and to the rear is a low maintenance garden. This property is perfect for first time buyers or investors please contact the office today to arrange your viewing.

ENTRANCE

Door to the front elevation. Door leading into the lounge/diner.

LOUNGE/DINER

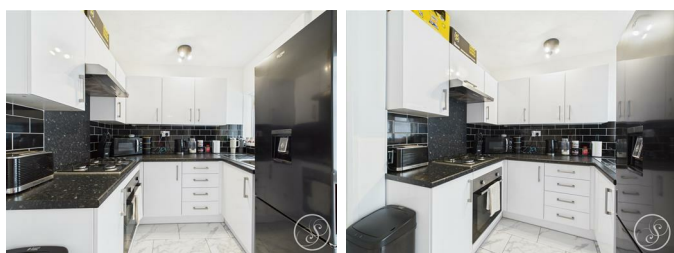


Double glazed window to the front elevation. Central heating radiator. Double glazed window to the rear elevation. Central heating radiator.

Inner Lobby

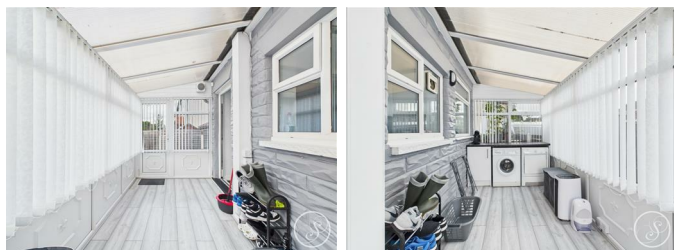
Storage cupboard.

KITCHEN



Double glazed window to the rear elevation. Range of wall and base units. Integrated oven with gas hob and extractor fan above. Sink and drainer. Space for fridge/freezer. Door leading to conservatory.

CONSERVATORY



Double glazed window to the side and rear elevation. Door to the side leading to the rear. Plumbing for washing machine and space for dryer.

FIRST FLOOR LANDING

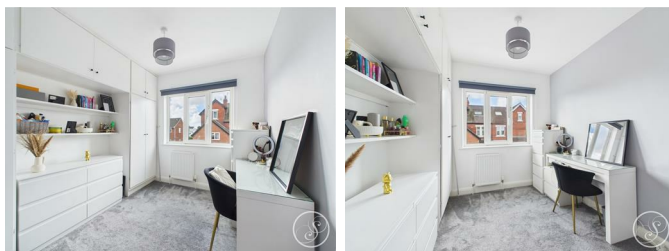
Double glazed window to the side elevation. Loft access.

BEDROOM ONE



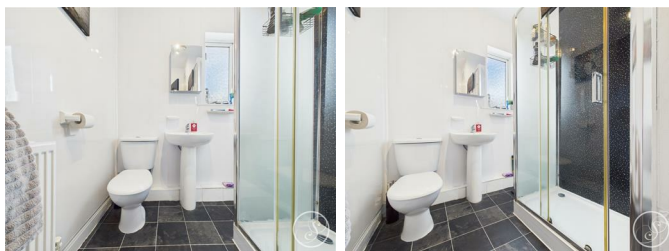
Double glazed window to the front. Central heating radiator. Fitted wardrobes. Storage cupboard.

BEDROOM TWO



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

BATHROOM



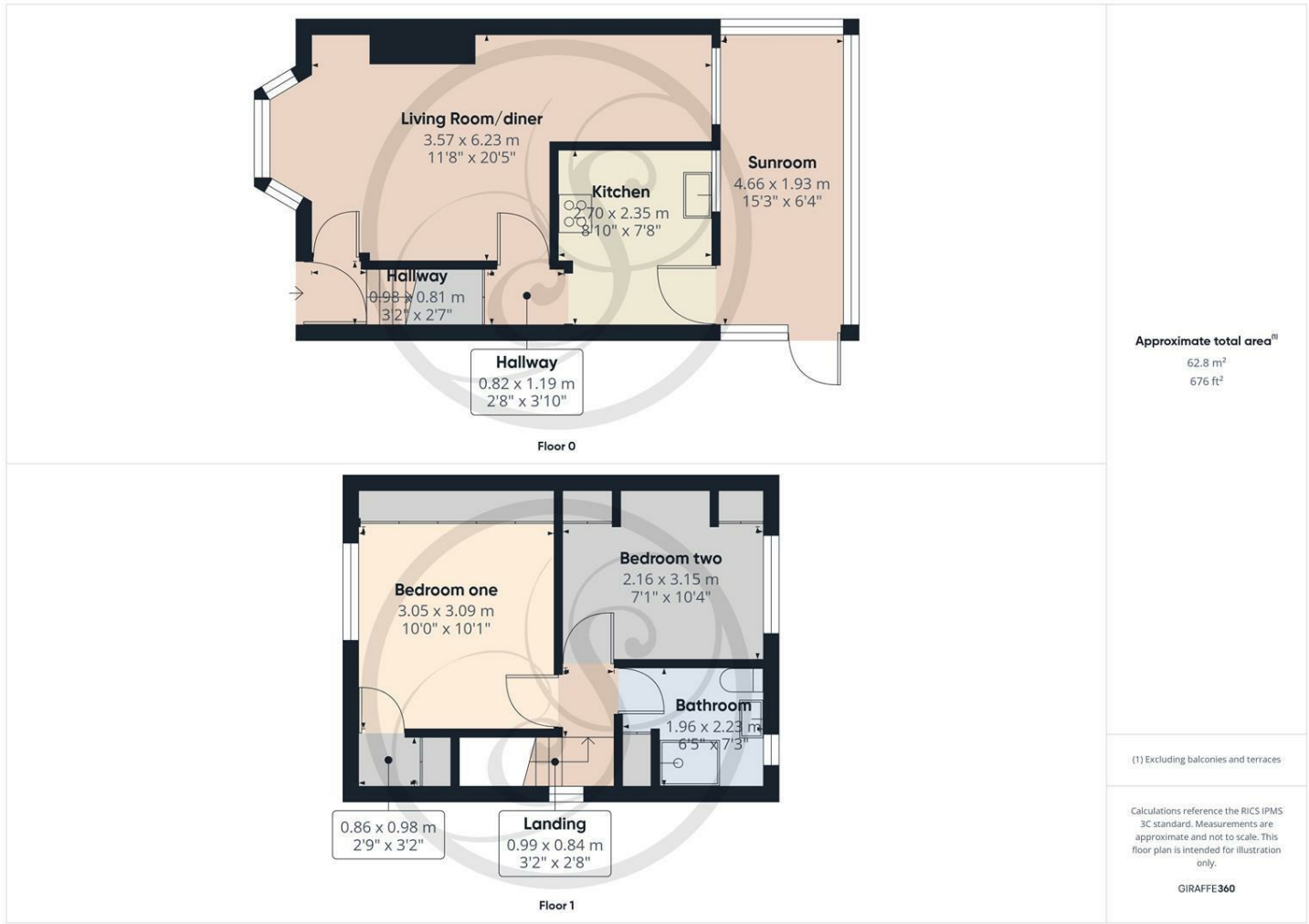
Double glazed frosted window to the rear. Shower cubicle. Low flush w.c. Wash hand basin. Central heating radiator.

EXTERNAL



Externally the property has off road parking to the front. Low maintenance garden to the rear.

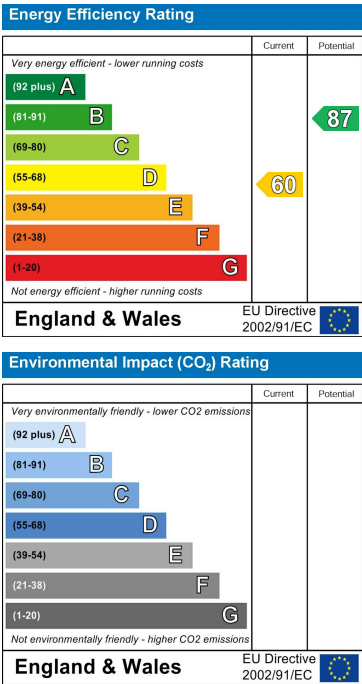
Floor Plan



Area Map



Energy Efficiency Graph



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