



**Stoneacre**  
Properties



**Middleton Road, Leeds, LS10 3JB**

**£275,000**

\*\*\* THIS SEMI DETACHED HOUSE ALSO BOASTS A FUNCTIONAL OUT BUILDING WITH KITCHEN AND BATHROOM\*\*\* Located in a sought after area close to all local amenities including: shops, schools and transport links. The main house comprises of: entrance hall way, lounge, kitchen/diner, first floor landing, three bedrooms and family bathroom. Externally the property benefits from driveway to the front and side providing off road parking for multiple cars. To the rear of the property is low maintenance garden with an area that is laid to lawn. The out building comprises of: kitchen space, additional space and bathroom. This property is not one to be missed please contact the office today to arrange your viewing.



## MAIN HOUSE

### ENTRANCE HALL WAY

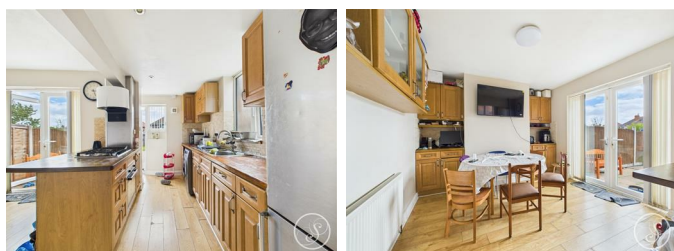
Door to front elevation.

### LOUNGE



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

### KITCHEN/DINER

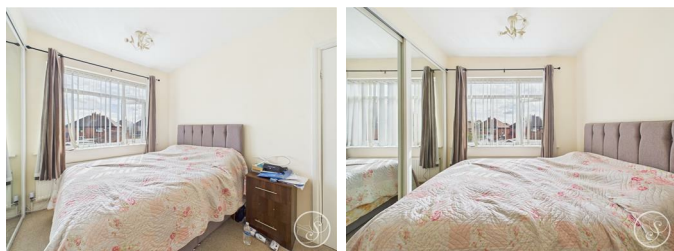


Range of wall and base units. Integrated oven, gas hob with extractor fan above. Plumbing for washing machine. Sink and drainer. Double glazed window to the side elevation. Storage cupboard. French doors leading to the rear garden.

### FIRST FLOOR LANDING

Double glazed window to the side elevation.

### BEDROOM ONE



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

## BEDROOM TWO



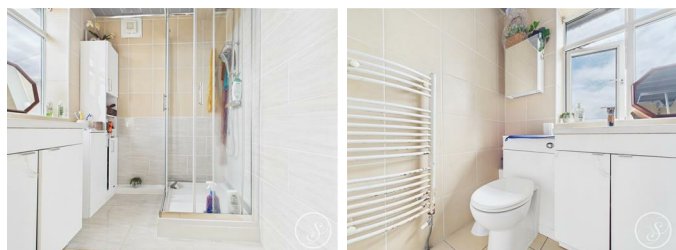
Double glazed window to the front elevation. Central heating radiator.

## BEDROOM THREE



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

## FAMILY BATHROOM



Double glazed frosted window to the rear elevation. Low flush w.c. Wash hand basin with storage below. Shower cubicle. Heated towel rail.

## EXTERNAL



Externally the property has paving to the rear with a small part of grass laid to lawn. Out building to the bottom of the garden. To the front and the side of the property is the driveway providing off street parking for multiple cars.

## OUT BUILDING



Separate out building that is multifunctional including kitchen/sitting space, additional area and bathroom.

### OUT BUILDING KITCHEN AREA



Range of wall and base units. Plumbing for washing machine. Sink and drainer. Double glazed window to the side elevation. Door to the front.

### ADDITIONAL SPACE IN OUT BUILDING



Double glazed window to the side elevation. Door off leading to the bathroom.

### OUT BUILDING BATHROOM

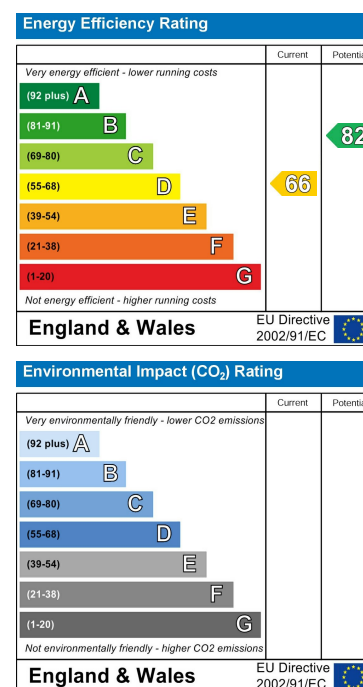
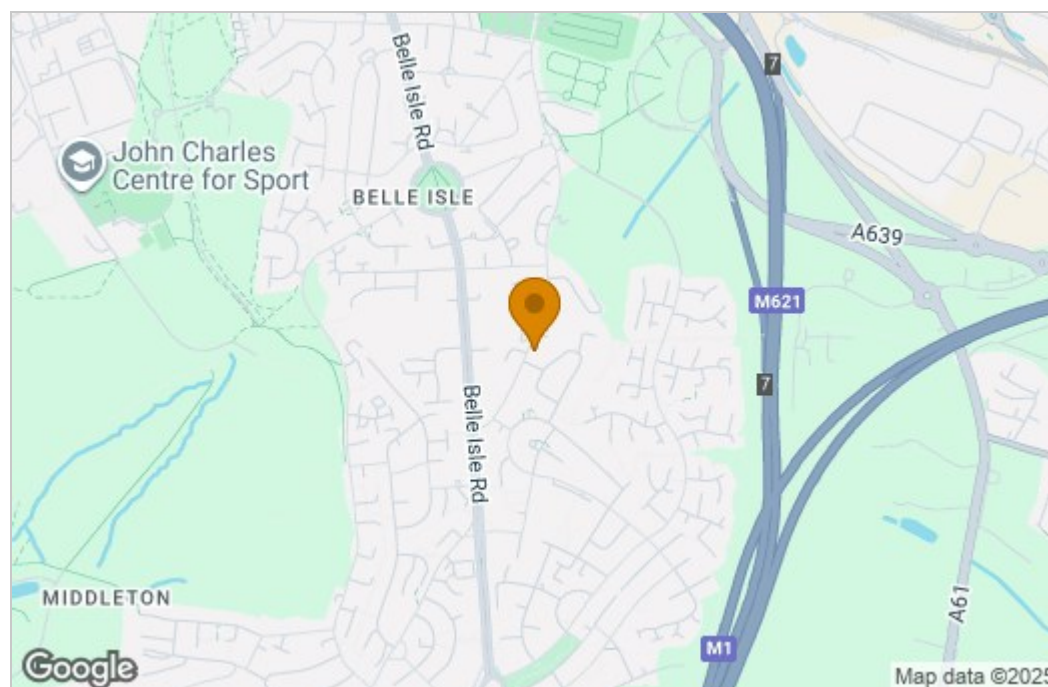
Bath. Low flush w.c. Wash hand basin.



## Floor Plan



## Area Map



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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