



Stoneacre
Properties



Mercia Way, Leeds, LS15 8UA

£330,000

NO CHAIN

Offered for sale is this spacious detached family home. The property is located in a popular cul-de-sac close to local shops, schools and transport links. This large home is ready for a new owner to modernise and enjoy. Comprising to the first floor: entrance, guest wc, kitchen and two large reception rooms. The first floor originally had four bedrooms and could easily be adapted back to the original layout. Currently there is a master bedroom that has a dressing area, and two further bedrooms. There is also a large walk in storage cupboard and a bathroom. Externally there is a driveway leading to a garage with electric door and a rear garden that is low maintenance and secure. Early viewings are strongly advised,

Entrance

Guest WC



Fitted with a wc and wash hand basin. In addition there is a double glazed window and a central heating radiator.

Lounge



Double glazed window to front. Central heating radiator. Fire with feature surround.

Dining/Sitting Room



Patio door leading out to the rear garden. Built in storage cupboard. Staircase leading to the first floor. Central heating radiator.

Kitchen



Fitted with a range of wall and base units with work surfaces over incorporating a sink and drainer unit. Plumbing for washing machine. Double glazed window to rear. Central heating radiator.

First Floor Landing

Large walk in storage cupboard.

Master Bedroom



Double glazed window. Central heating radiator. Access into dressing area.

Dressing Area



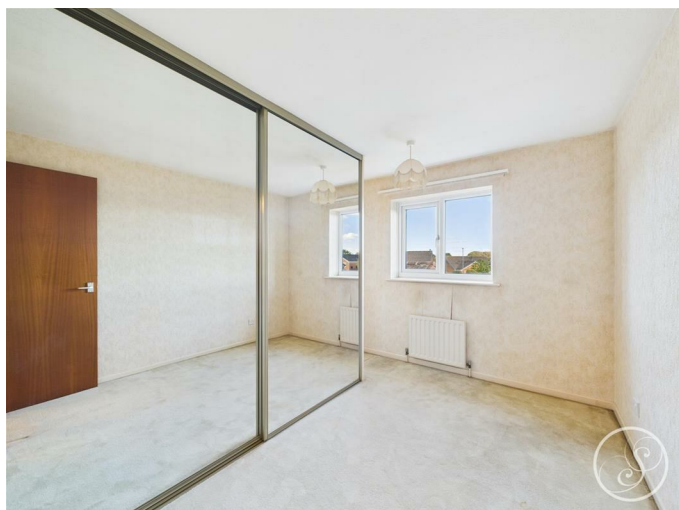
The dressing area was originally a fourth bedroom and could be changed back to this layout if required. Double glazed window to front. Built in wardrobes and drawers. Access into master bedroom.

Bedroom Two



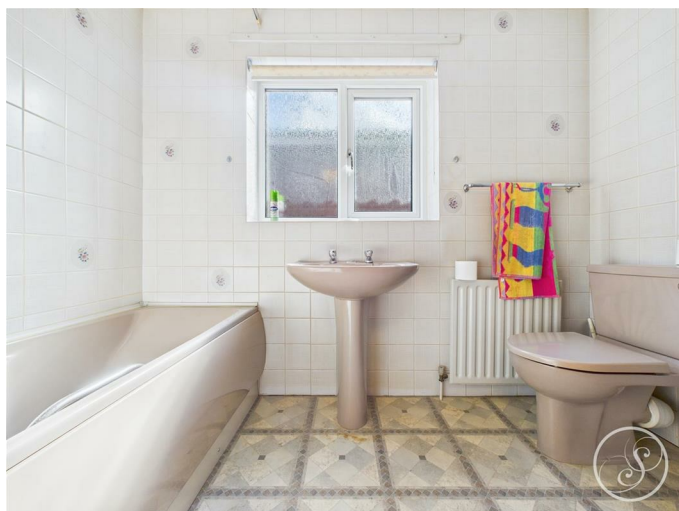
Double glazed window to rear. Central heating radiator.

Bedroom Three



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

Bathroom



Fitted with a bath with shower over, wash hand basin and wc. In addition there is a double glazed window and a central heating radiator.

External



To the front is a driveway that leads to a garage. To the rear is a low maintenance garden that is fully enclosed.

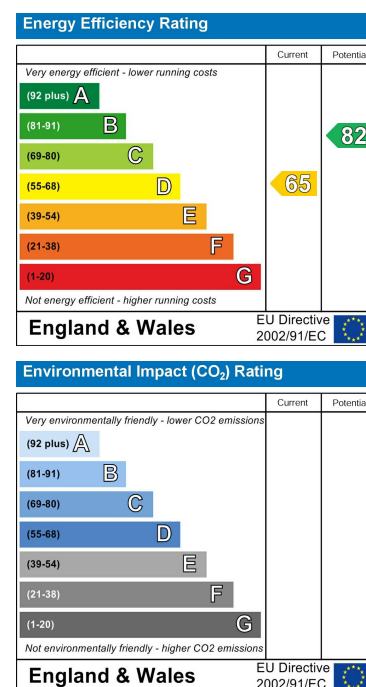
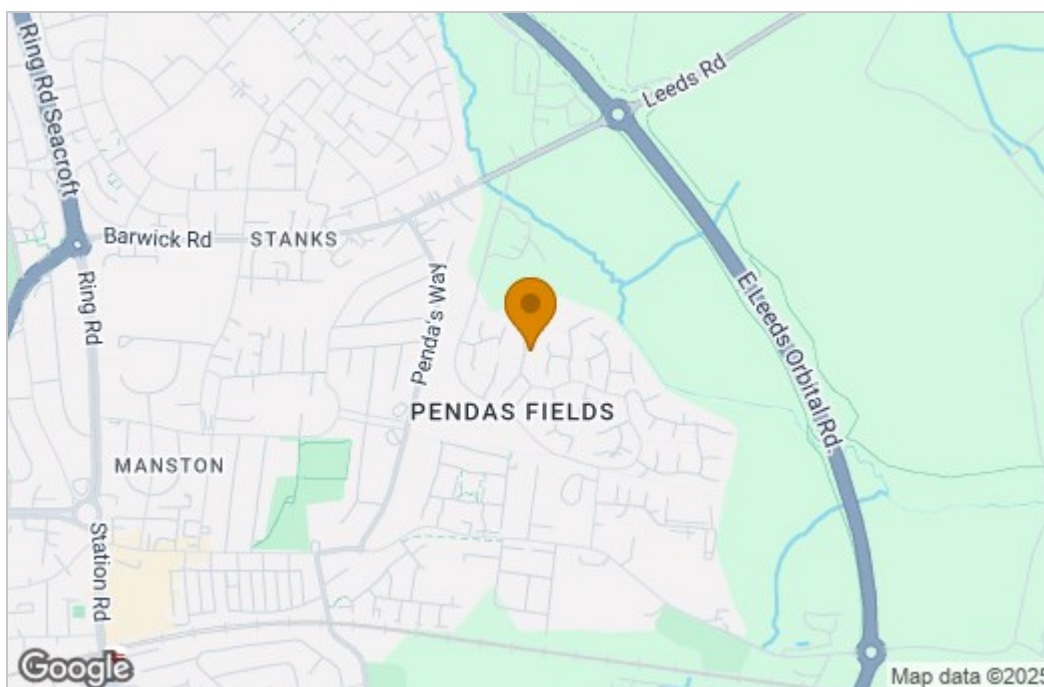
Garage

Power and light. Electric door to front. Door to rear.

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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