



**Stoneacre**  
Properties



**Biddenden Road, Leeds, LS15 8XD**

**£75,000**

This is an ideal purchase for a first time buyer or investor. This well presented ground floor studio flat is located in a sought after area close to the local amenities on offer at both Crossgates and The Springs shopping and entertainment complex. The studio comprises of an entrance, living/bedroom area complete with a built in pull down bed, kitchen and bathroom. Externally there is a communal garden that is beautifully maintained and a parking space. This studio flat is located on the ground floor must be viewed to be fully appreciated.

### Entrance

Access into property.

### Living/Bedroom Area



Spacious living/bedroom area. Double glazed window to rear. Access into kitchen.

### Kitchen



Fitted with a range of wall and base units with work surfaces over incorporating a sink and drainer unit. Electric hob. Plumbing for washing machine. Space for fridge/freezer.

### Bathroom

Fitted with a white suite comprising: bath with shower over, wash hand basin and wc.

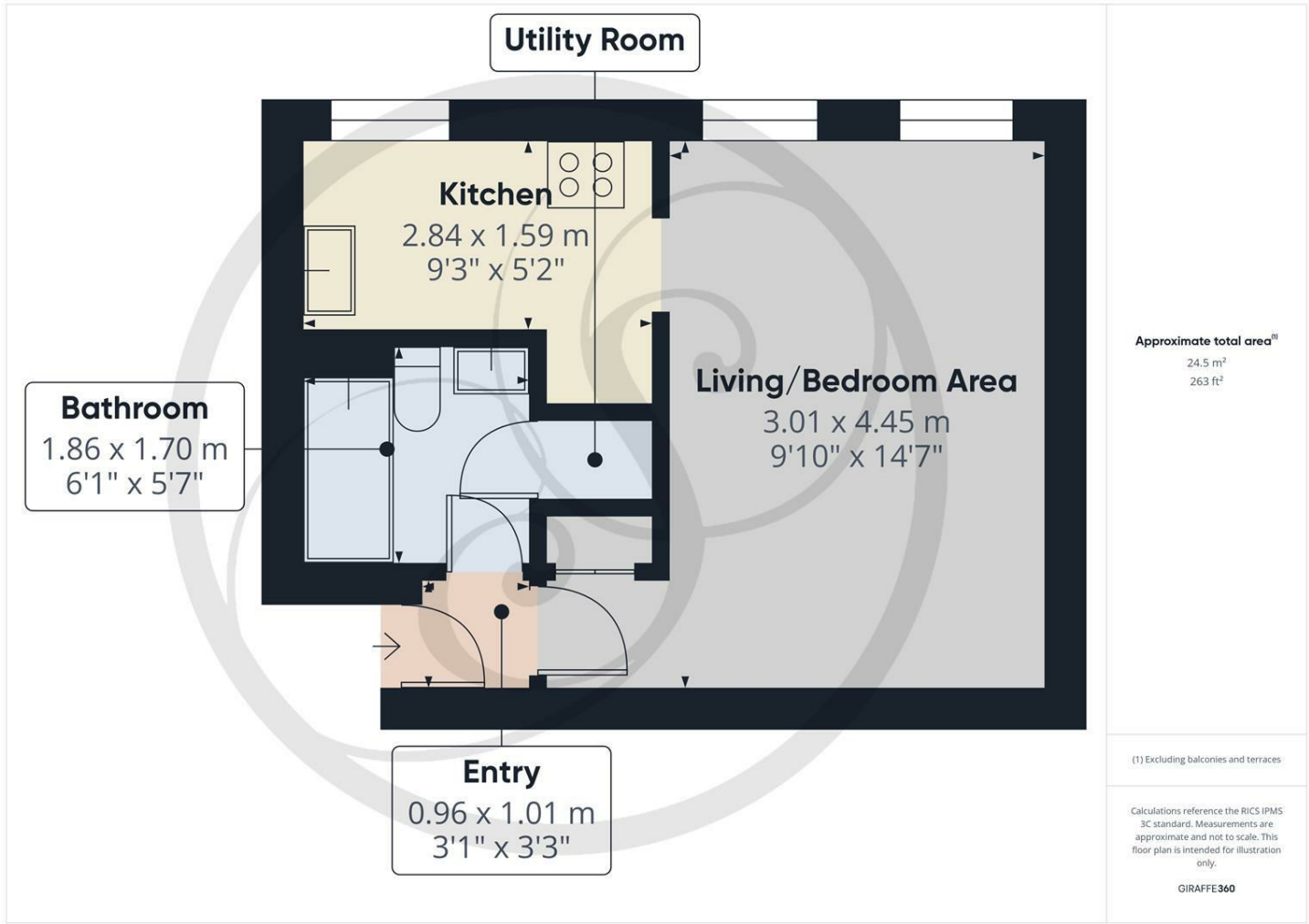
### External



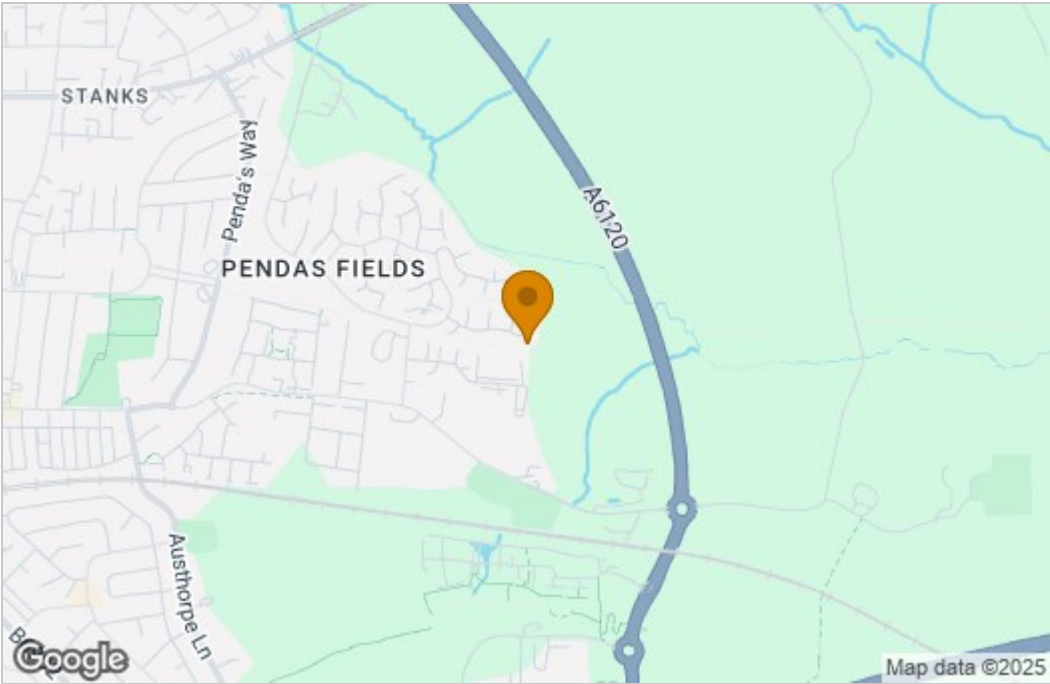
To the rear of the property is a communal garden that is mainly laid to lawn with a decking area. To the front is an allocated parking space.



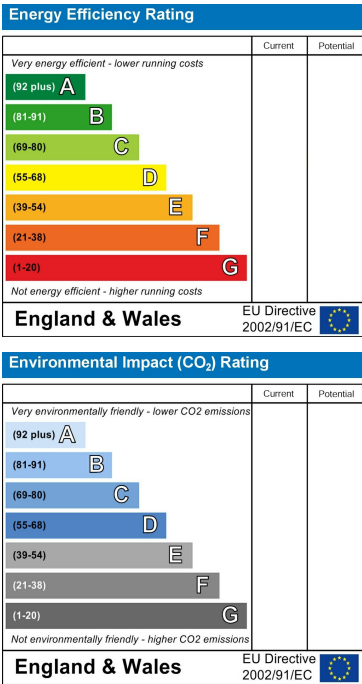
Floor Plan



Area Map



Energy Efficiency Graph



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