



**Stoneacre**  
Properties



**Kelmscott Crescent, Leeds, LS15 8JY**

**£217,500**

Offered to the market is this well presented three bedroom semi detached house located on Kelmscott Crescent, Leeds. The property is situated in a sought after location close to all local amenities including: shops, schools and transport links. The property comprises of: entrance hallway, lounge/diner, kitchen, first floor landing, three bedrooms and family bathroom. Externally the property benefits from a enclosed rear garden with grass laid to lawn. To the front of the property is a driveway providing access for off road parking. This property is ideal for first time buyers or a great investment opportunity. Please contact the office today to arrange your viewing.



## ENTERANCE HALL WAY



Door to the front elevation. Central heating radiator. Stairs leading to first floor landing.

## LOUNGE/DINER



Double glazed window to the front elevation. Central heating radiator. Space for dining table. Door leading to kitchen.

## KITCHEN



Range of wall and base units. Space for fridge/freezer. Space for cooker. Plumbing for washing machine. Large storage cupboard. Double glazed window to the rear elevation. Door leading to rear garden. Central heating radiator.

## FIRST FLOOR LANDING

Double glazed window to the side elevation.

## BEDROOM ONE



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

## BEDROOM TWO



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

## BEDROOM THREE



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

## BATHROOM

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

## EXTERNAL

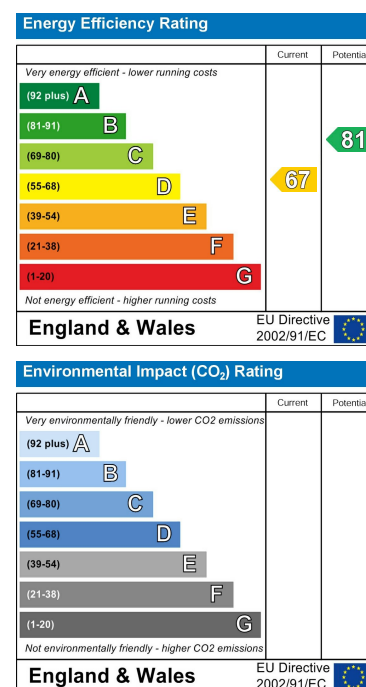
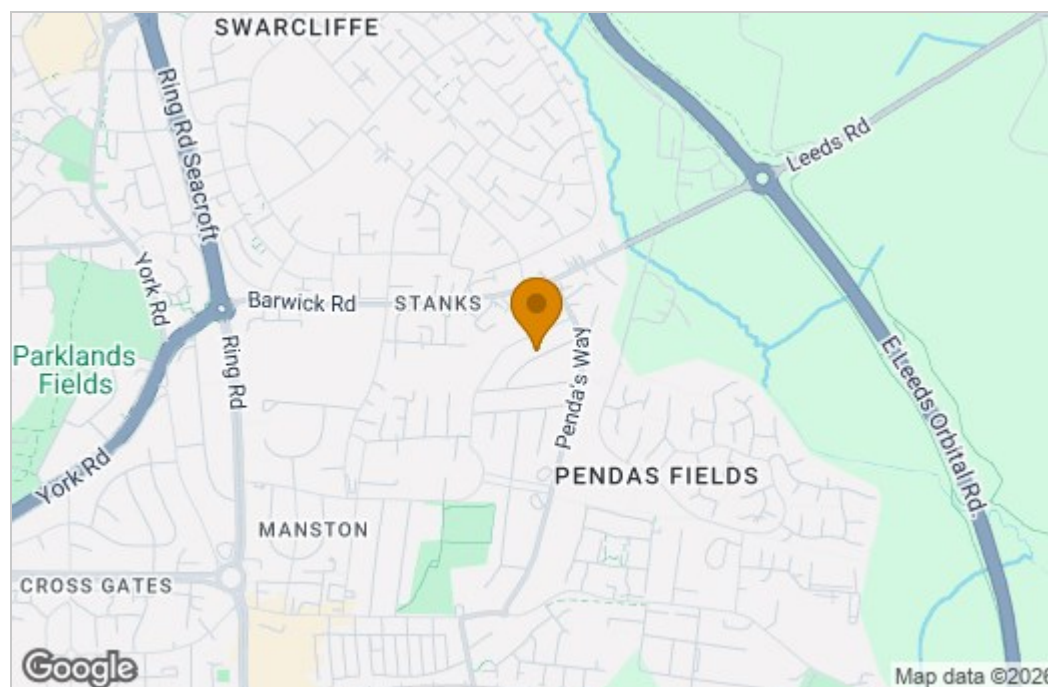


Externally to the rear of the property is grass laid to lawn. To the front of the property is a drive way providing off road parking.

## 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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