



**Stoneacre**  
Properties



**Skelton Road, Leeds, LS9 9EP**

**£260,000**

Offered to the market is this well presented four bedroom townhouse located on Skelton Road, Leeds. This property is situated in a sought after location close to all local amenities including: shops, schools and transport links. This property comprises of: entrance, lounge, dining area, kitchen, first floor landing, three bedrooms, family bathroom, second floor landing, main bedroom with en suite. Externally the property benefits from a low maintenance garden with grass laid to lawn, to the front is a pebbled area with a walk way. Driveway to the side of the property providing off road parking for multiple cars and a garage to the back. This property is not one to be miss to make this house your home please contact the office to arrange your viewing.



## ENTRANCE

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

## LOUNGE



Double glazed window to the front elevation. Central heating radiator. Gas fire with surround.

## DINING AREA



Double glazed window to the rear elevation. Central heating radiator. Space for dining table and chairs.

## KITCHEN



Range of wall and base units. Integrated oven with gas hob and extractor fan above. Integrated dishwasher. Plumbing for washing machine. Space for fridge/freezer. Storage cupboard. Sink and drainer. Double glazed window to the rear. Door leading to the rear garden.

## FIRST FLOOR LANDING

Doors off leading to bedrooms two, three, four and the family bathroom.

## BEDROOM TWO



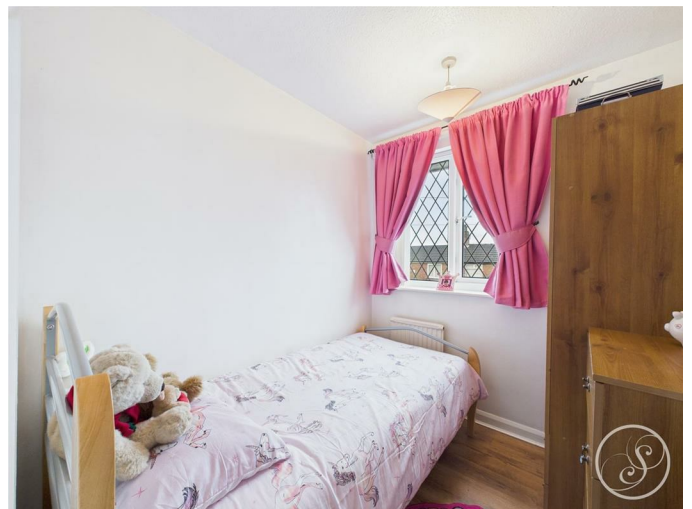
Double glazed window to the front elevation. Central heating radiator. Fitted wardrobes.

## BEDROOM THREE



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

## BEDROOM FOUR



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

## BATHROOM



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

## SECOND FLOOR LANDING

### BEDROOM ONE



Double glazed window to the rear elevation. Velux window. Storage cupboard. Central heating radiator. Door off leading to en suite.

### ENSUITE



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

## EXTERNAL



Grass laid to the lawn to the rear. Pebbled area to the front elevation. Driveway to the side providing off road parking for multiple cars.

## GARAGE



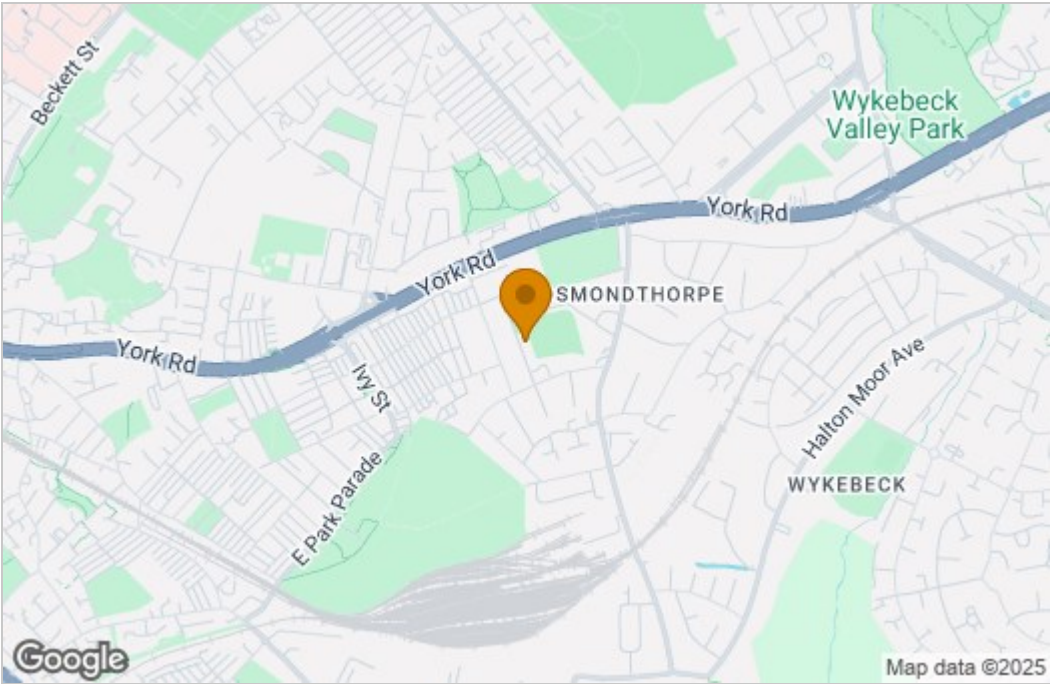
Storage.



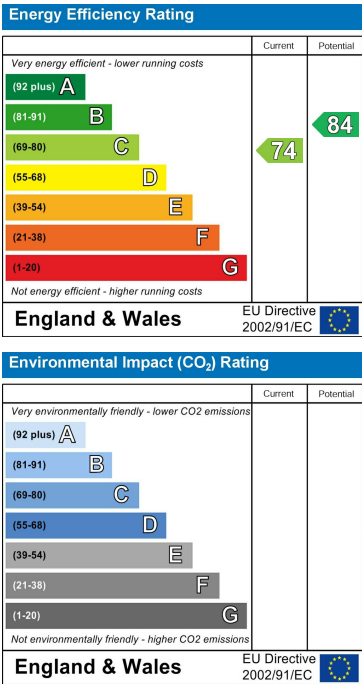
Floor Plan



Area Map



Energy Efficiency Graph



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.

