



**Stoneacre**  
Properties



**Sakura Walk, Leeds, LS14 6WP**  
**£320,000**

Offered to the market is this stunning four bedroom semi detached house located on a popular development, Sakura Walk, Leeds. This property is situated close to all local amenities including: shops, schools and transport links. The property briefly comprises of: entrance hall way, kitchen/diner, lounge, first floor landing, two bedrooms and family bathroom, second floor landing, two bedrooms with master having en suite. Externally the property benefits from rear garden with astro turf and paving with space for outdoor furniture. Garage to the side elevation with power and lights. This beautiful property is not one to be missed. To make this house your home please contact the office today to arrange your viewing.

### ENTRANCE HALL WAY

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

### GUEST W.C



Double glazed frosted window to the front elevation. Low flush w.c. Central heating radiator.

### KITCHEN/DINER



Range of wall and base units. Integrated oven with gas hob and extractor fan above. Integrated dishwasher, washing machine and fridge/freezer. Sink and drainer. Double glazed window to the front elevation. Central heating radiator. Space for dining table and chairs.

### LOUNGE



French doors leading to the rear garden. Central heating radiator. Understair storage cupboard.

### FIRST FLOOR LANDING

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

### BEDROOM THREE



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

### BEDROOM FOUR



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

### BATHROOM

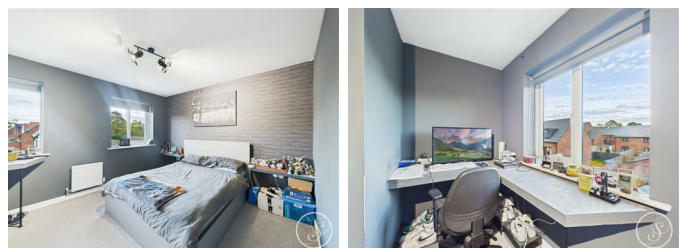


Double glazed frosted window to the side elevation. Low flush w.c Wash hand basin. Central heating radiator. Bath with shower above.

### SECOND FLOOR LANDING

Loft access. Storage cupboard.

### BEDROOM TWO



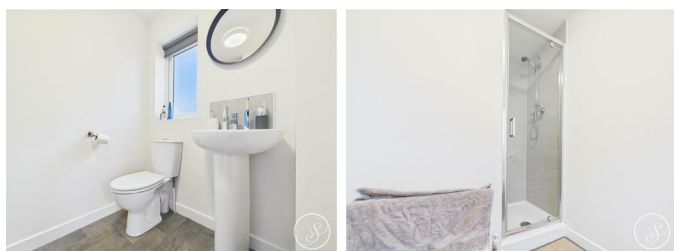
Two double glazed windows to the front elevation. Central heating radiator. Storage cupboard.

## BEDROOM ONE



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

## EN SUITE



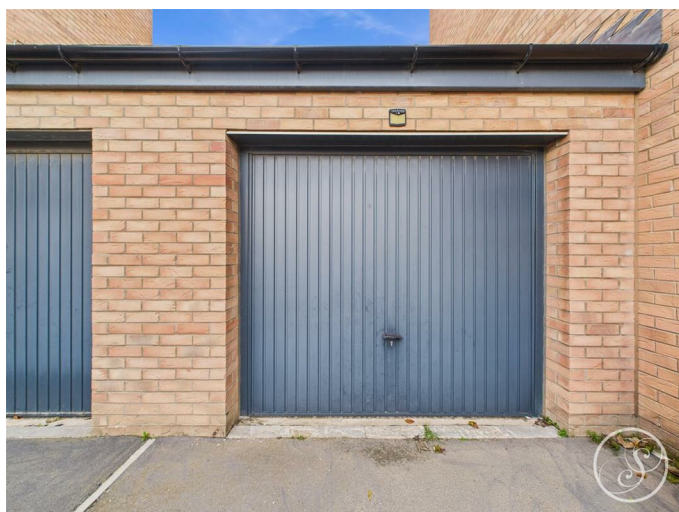
Double glazed frosted window to the side elevation. Low flush w.c. Wash hand basin. Shower cubicle. Central heating radiator.

## EXTERNAL



Astro turf to the rear of the property. Access to the garage. Pagola with space for seating. Driveway to the front elevation.

## GARAGE

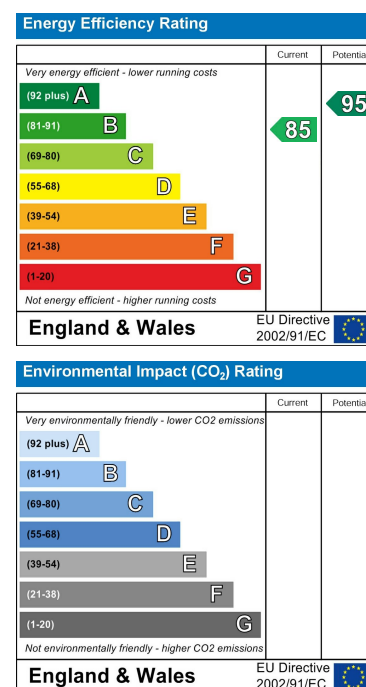
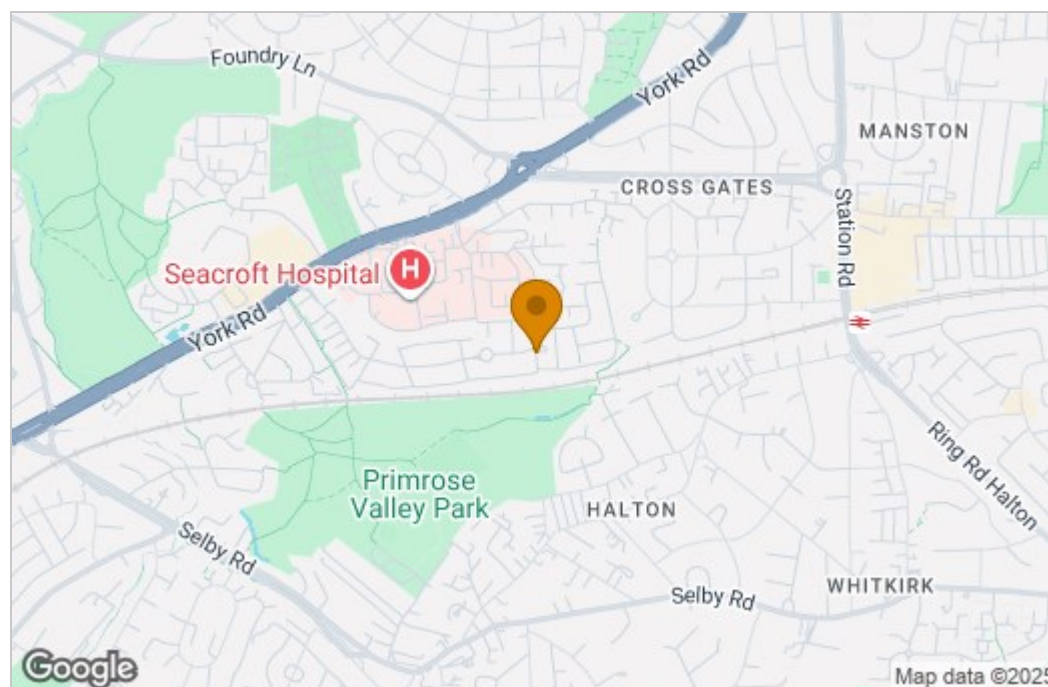


Power and lights.

## 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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