



**Stoneacre**  
Properties



**York Road,, Leeds, LS9 9DN**

**£185,000**

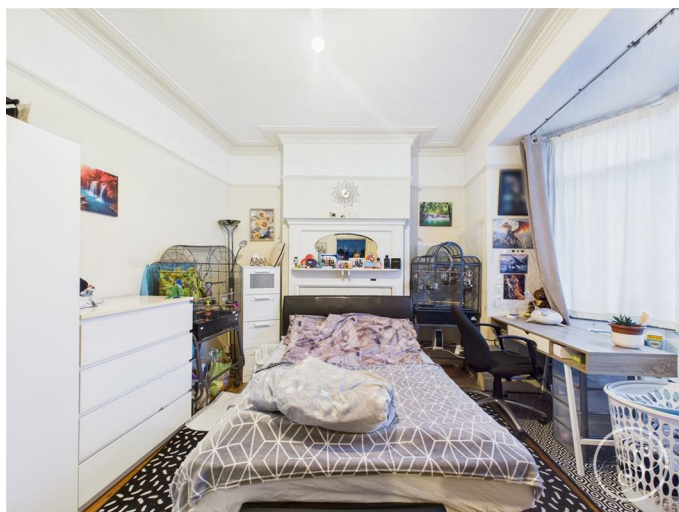
Offered to the market is this ideal investment opportunity as the property is currently tenanted. This spacious property comprises of: entrance hall, lounge, dining room, kitchen, large basement, five bedrooms and a bathroom. This property is situated in a popular area with easy access into Leeds City Centre. Viewings are highly recommended. For further information please contact the office to discuss with a member of our team.



### Entrance Hall

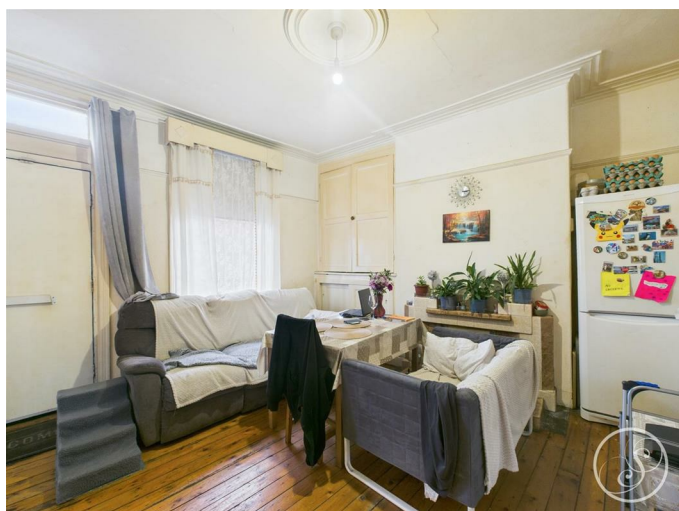
Door to front. Staircase leading to first floor. Central heating radiator.

### Lounge



Window to front. Central heating radiator.

### Dining Room



Door and window to rear. Central heating radiator.

### Kitchen



Fitted with wall and base units with work surfaces over incorporating a sink and drainer unit. Oven and hob. Plumbing for washing machine. Window to rear. Access into basement.

### Basement

large basement ideal for storage.

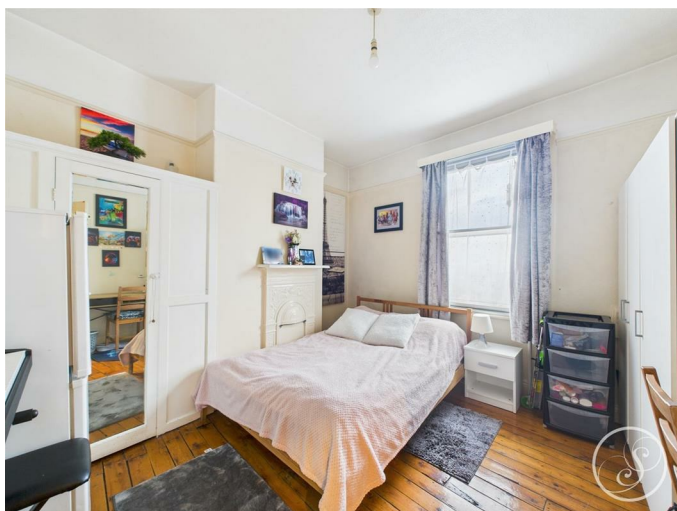
### First Floor Landing

### Bedroom



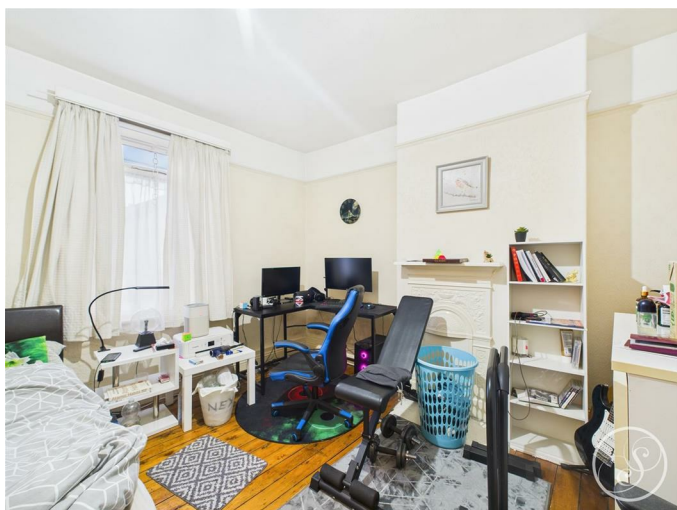
Window. Central heating radiator.

### Bedroom



Window. Central heating radiator.

### Bedroom



Window. Central heating radiator.

## Bathroom



Bath with shower over, wash hand basin and wc.  
Window. Heated towel rail.

## Landing

## Bedroom



Skylight window. Central heating radiator.

## Bedroom



Skylight window. Central heating radiator.

## External



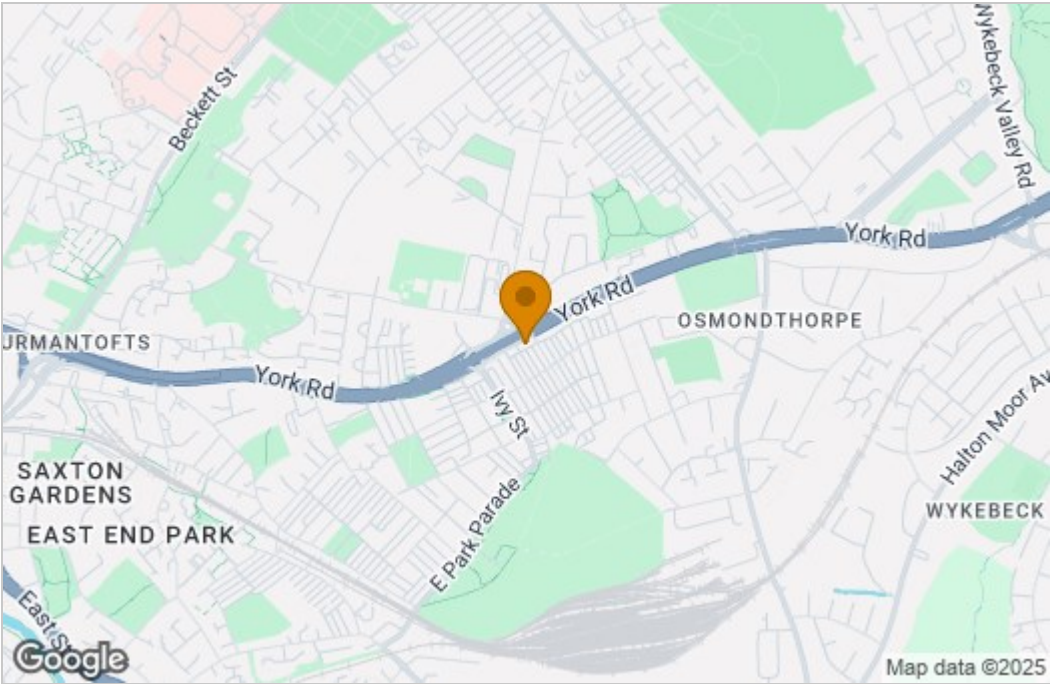
gardens to front and rear.



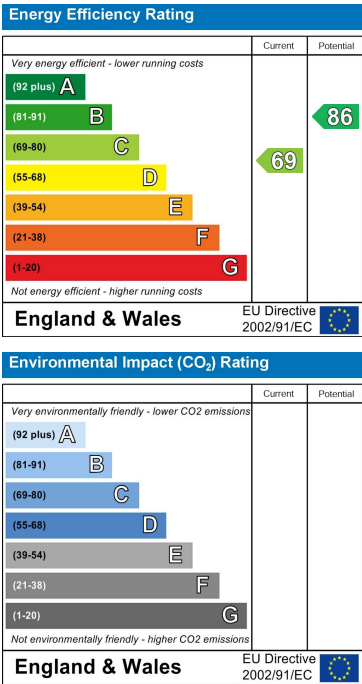
Floor Plan



Area Map



Energy Efficiency Graph



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