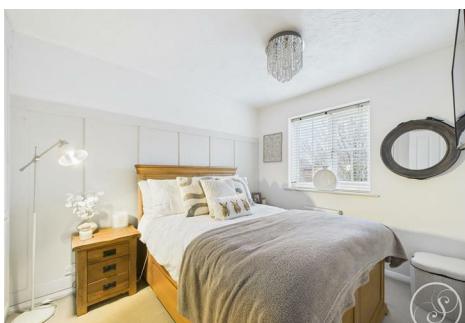
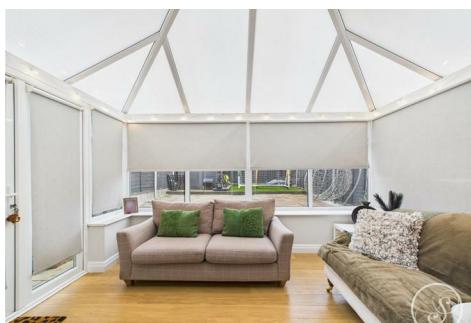




**Stoneacre**  
Properties



**Mead Grove, Leeds, LS15 9JS**  
**Offers Over £260,000**

Offered to the market is this beautifully presented three bedroom end terrace house located on Mead Grove, Leeds. The property is situated in a sought after location close to all local amenities including: shops, schools and transport links. The property briefly comprises of: entrance hall way, guest w.c, lounge, kitchen/diner, conservatory, first floor landing, three bedrooms and a family bathroom. Externally the property benefits from a low maintenance garden with patio to the rear. Driveway to the front providing off street parking. This stunning 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. Double glazed window to the side 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. Wash hand basin with storage below. Central heating radiator.

## LOUNGE



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

## KITCHEN/DINER



Range of wall and base units. Double glazed window to the rear elevation. Integrated oven with gas hob and extractor fan above. Plumbing for washing machine. Space for fridge/freezer. Sink and drainer. Space for dining table. Central heating radiator. Sliding doors to conservatory.

## CONSERVATORY



Double glazed windows to the rear elevation. Power. French doors leading to the rear garden.

## FIRST FLOOR LANDING

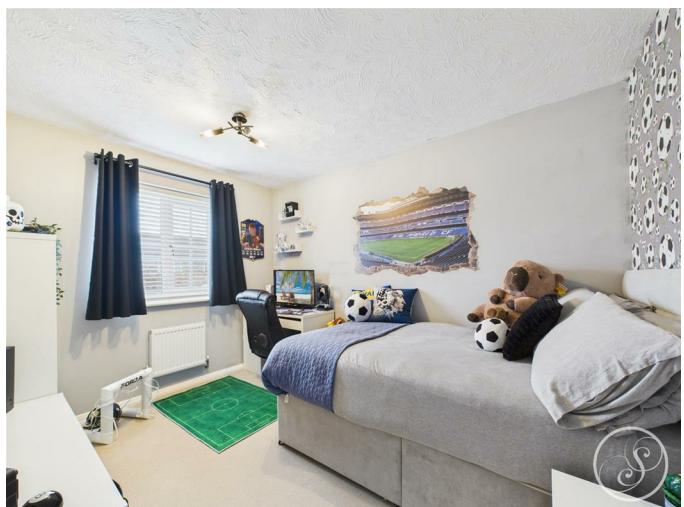
Double glazed window to the side elevation. Loft access.

## BEDROOM ONE



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

## BEDROOM TWO



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

## BEDROOM THREE



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

## FAMILY BATHROOM



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

## EXTERNAL

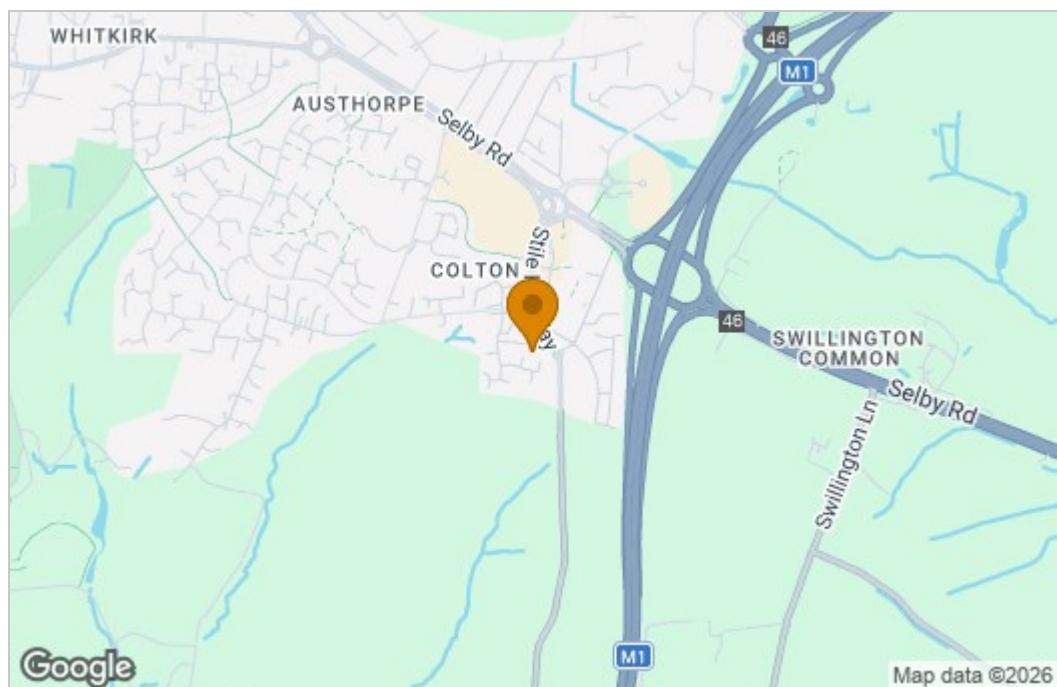


Drive way to the front of the property providing off street parking. Patio area to the rear with astro turf.

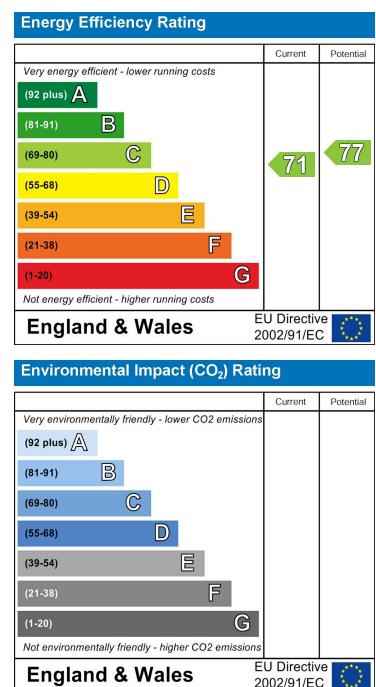
## Floor Plan



## 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.

