



Stoneacre
Properties



Barrowby Road, Leeds, LS15 8QJ
Offers Over £375,000

Offered to the market is this beautiful four bedroom semi detached house located on Barrowby Road, Leeds.

This 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 hallway, lounge, second sitting room, dining room, kitchen, first floor landing, three bedrooms, family bathroom, second floor landing, bedroom. Externally the property benefits from a driveway to the front elevation providing off street parking. To the rear is grass laid to lawn along with a garage providing power and lights. This lovely property is not one to be missed to make this your new home please contact the office today to arrange your viewing.

ENTRANCE HALLWAY

Door to the front elevation. Double glazed frosted window to the front elevation. Central heating radiator. Stairs leading to first floor landing.

GUEST W.C



Double glazed frosted window to the side elevation. Low flush w.c. Wash hand basin.

LOUNGE



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

SECOND SITTING ROOM



Fire with surround.

DINING ROOM



Double glazed sliding doors leading to rear garden. Two central heating radiator. Two velux windows. Space for dining table and chairs. Space for fridge/freezer.

KITCHEN



Range of wall and base units. Space for oven with extractor fan above. Double glazed window to the side elevation. Sink and drainer. Integrated dishwasher and washing machine.

FIRST FLOOR LANDING

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

BEDROOM ONE



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

BEDROOM THREE



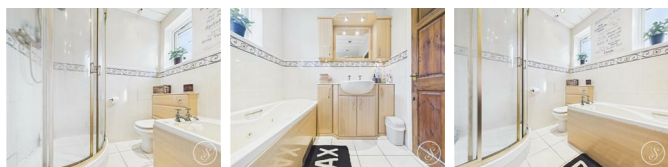
Double glazed window to the front elevation. Central heating radiator. Storage cupboard.

BEDROOM FOUR



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

BATHROOM



Two double glazed frosted windows to the rear elevation. Low flush w.c. Wash hand basin with storage below. Bath. Shower cubicle.

SECOND FLOOR LANDING

BEDROOM TWO



Two velux windows. Central heating radiator. Storage cupboard. Eaves storage.

EXTERNAL



Grass laid to lawn to the rear elevation. Patio area.

GARAGE



Power and lights.

Floor Plan



Garage
2.93 x 6.14 m
9'7" x 20'1"

Floor 0 Building 2

Approximate total area[®]
136.6 m²
1471 ft²

Reduced headroom
6.3 m²
68 ft²

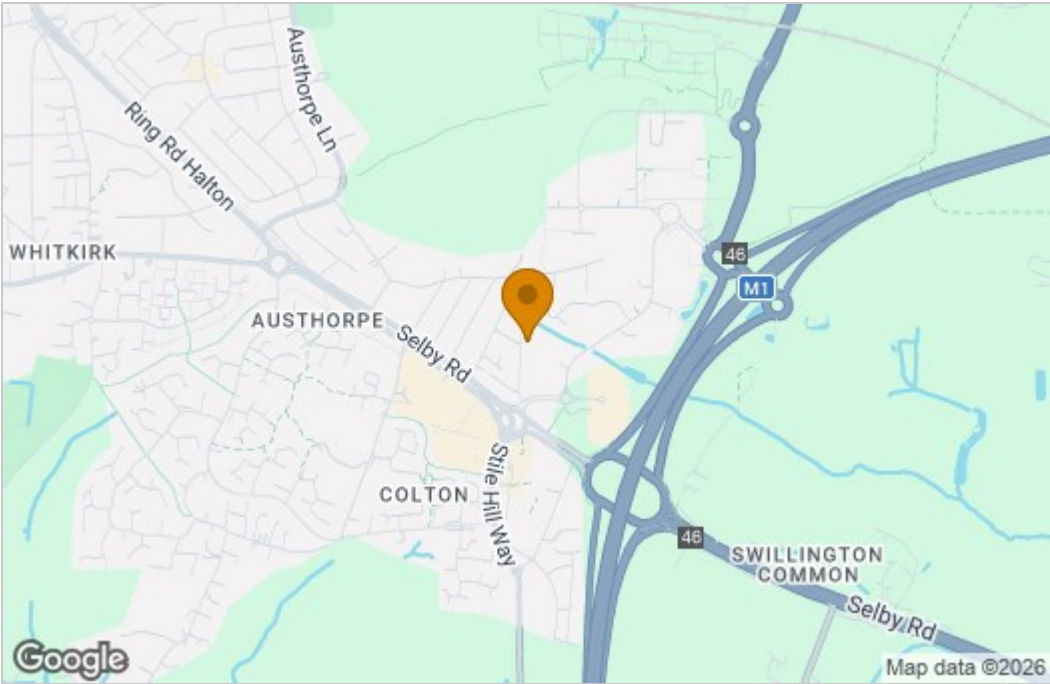
(1) Excluding balconies and terraces

Reduced headroom
Below 1.5 m/5 ft

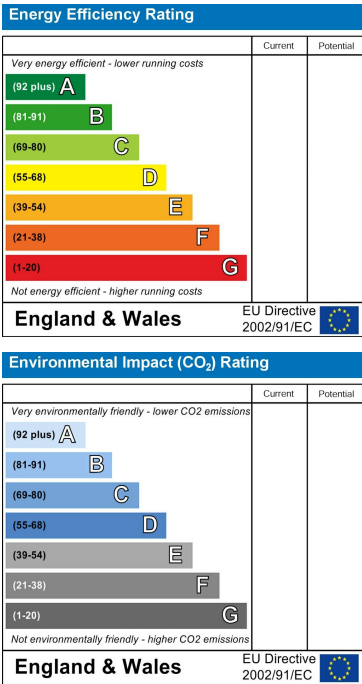
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Area Map



Energy Efficiency Graph



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