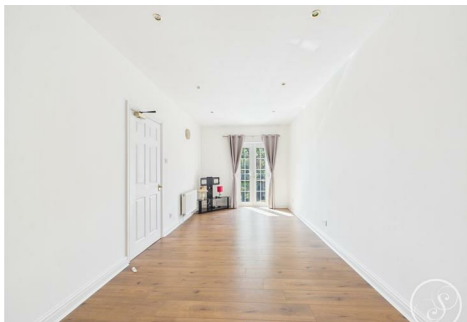




**Stoneacre**  
Properties



**Birch Avenue, Leeds, LS15 7QY**  
**£1,400 Per Month**

Stoneacre Properties are delighted to offer to let this well presented modern town house that is set over three floors. The property is situated near Halton and has easy access to shops, schools, transport links and Crossgates train station. Comprising: entrance, garage with utility area, guest wc, open plan lounge/kitchen, three bedrooms the master having an ensuite and a family bathroom. Available now. Unfurnished. Early viewings are highly recommended.

Entrance

Garage/Utility

guest w.c

first floor landing

kitchen

lounge/diner

second floor landing

bedroom one

en suite

bedroom two

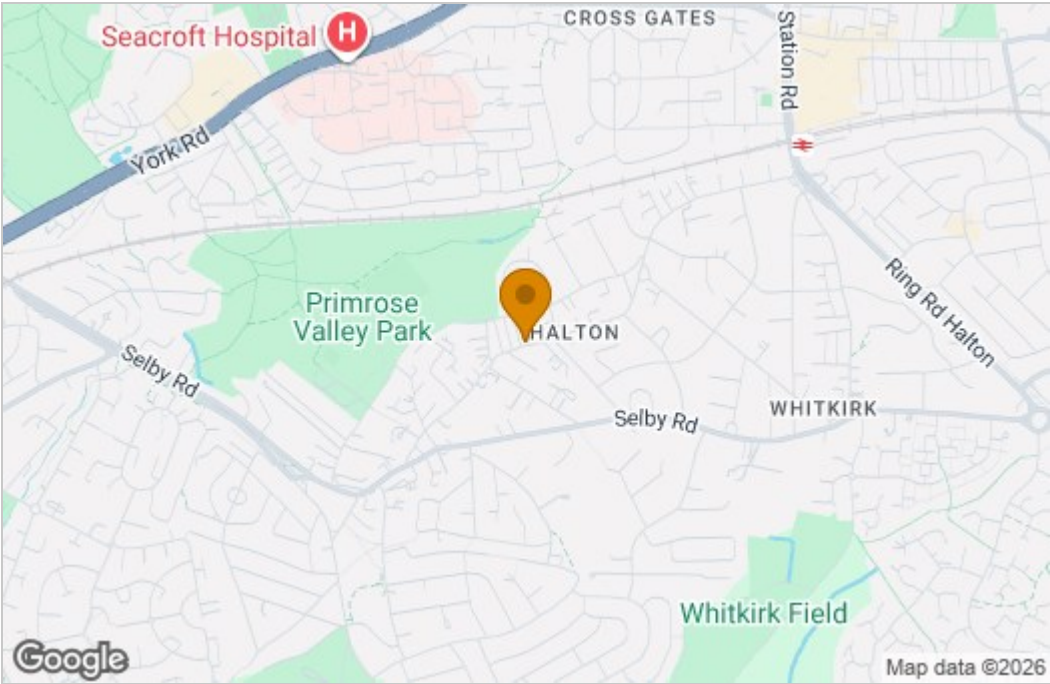
bedroom three

bathroom

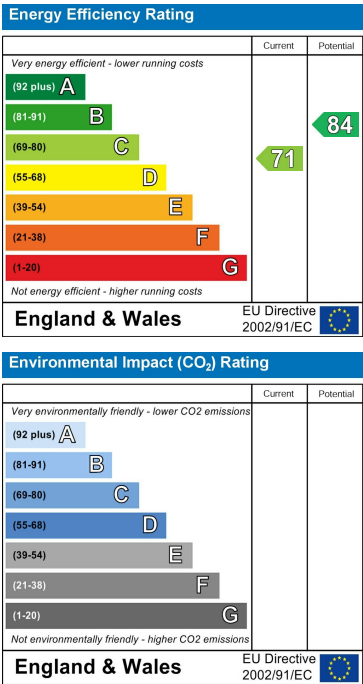
external

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

