



Stoneacre
Properties



Fourth Avenue, Leeds, LS26 0JJ

£204,995

Offered for sale is this spacious family home. The property is located in a popular area close to local amenities and transport links. Comprising: entrance, lounge, kitchen, dining area, three spacious bedrooms and a shower room. Externally the property has off street parking to the front and a low maintenance garden to the rear. This is a great opportunity to purchase a good size home that is well presented and in a great location. Early viewings are highly recommended.

Entrance

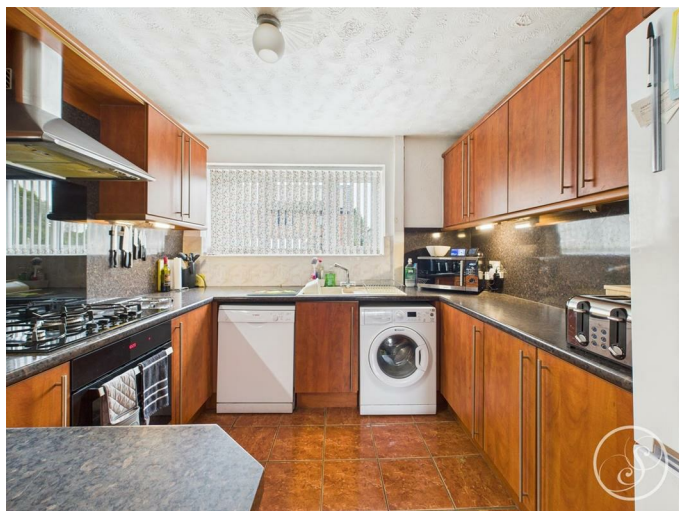
Door to front. Staircase leading to first floor.

Lounge



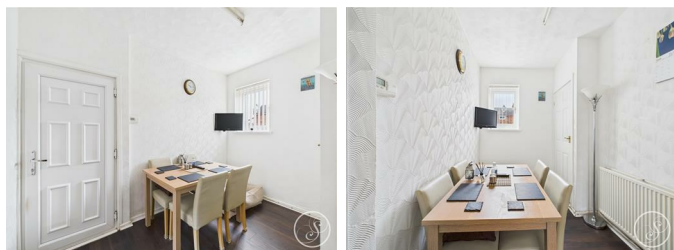
To the front and rear is a double glazed window. two central heating radiators. Gas fire with feature surround.

Kitchen



Fitted with a range of wall and base units with work surfaces over incorporating a sink and drainer unit. electric oven and gas hob with cooker hood over. Plumbing for washing machine and dishwasher. Space for fridge/freezer. Double glazed window to rear.

Dining Area



Double glazed window to front. Central heating radiator. Door to side. Under stairs storage space.

First Floor Landing

Bedroom One



To the front is a double glazed window. Built in storage cupboard.

Bedroom Two



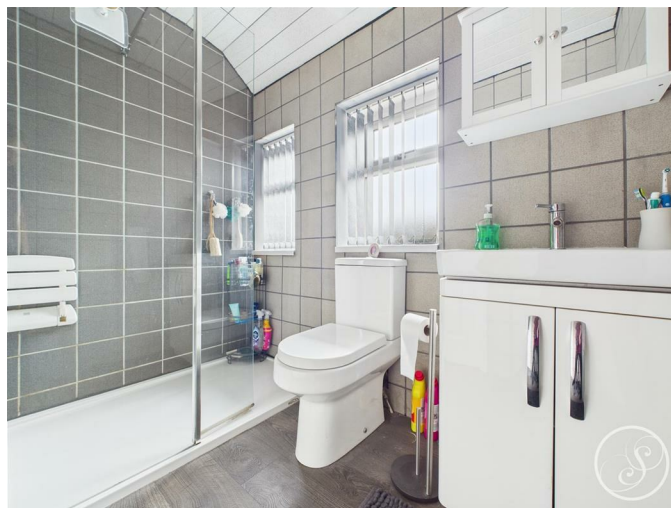
Double glazed window to rear.

Bedroom Three



Double glazed window to front.

Shower Room



Fitted with a walk in shower, vanity wash hand basin and wc. In addition there is a double glazed window to the rear.

External

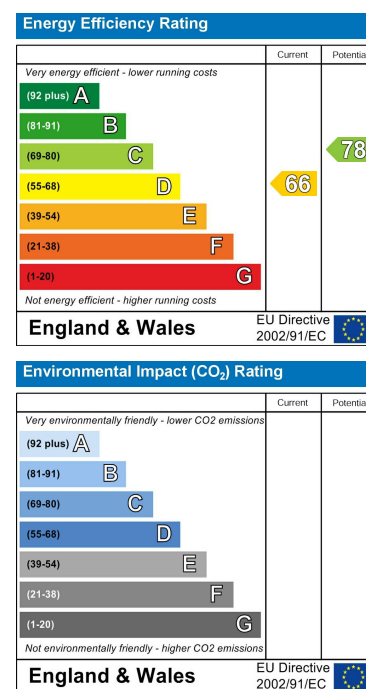
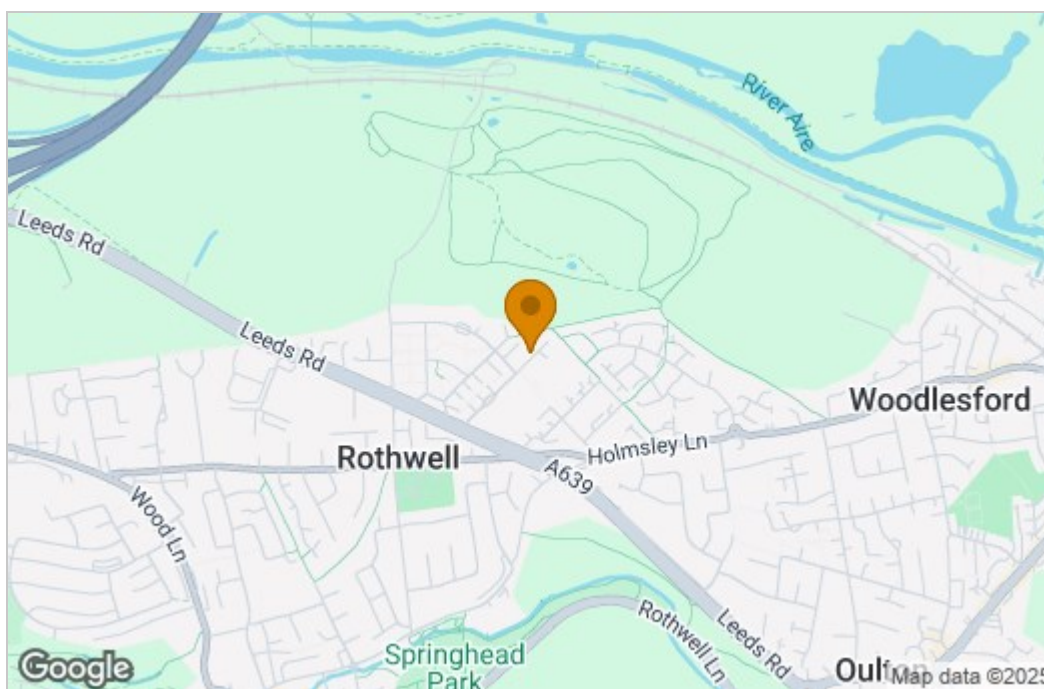


To the front is a gated driveway providing off street parking. To the rear is a low maintenance garden.

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.

1 Colton Road, Leeds, West Yorkshire, LS15 9AA
Tel: 0113 260 9111 Email:
east@stoneacreproperties.co.uk <https://www.stoneacreproperties.co.uk>

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