



Stoneacre
Properties



Manor Croft, Leeds, LS15 9BW

£475,000

LOCATED ON MANOR CROFT MOMENTS FROM TEMPLE NEWSAM Stoneacre Properties are delighted to be able to offer for sale a rare opportunity to purchase a fully detached bungalow which can be found in a quiet cul-de-sac literally moments away from the wide open spaces of Temple Newsam. The property boasts spacious and well appointed rooms. The accommodation comprises of an inviting entrance porch, lounge, kitchen, dining room, office space that was originally a third bedroom, sun room, two bedrooms the main one benefitting from an ensuite and a house bathroom. Externally this detached bungalow sits upon a lovely well maintained plot. It also has ample parking and a double garage. Viewings are highly recommended as properties on Manor Croft do not often get offered for sale.

Entrance Porch

Door to front. Central heating radiator. Door into lounge.

Lounge



Space lounge that can also provide space for dining if required. Two double glazed window and two central heating radiators. Modern feature gas fire.

Dining Room



To the front is a double glazed window. Central heating radiator.

Kitchen

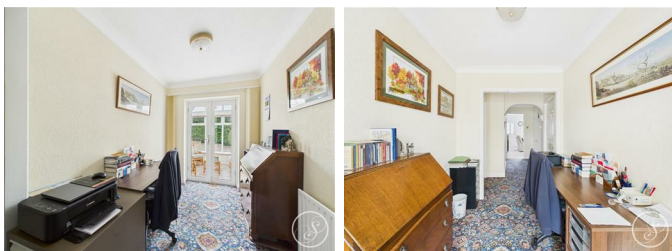


Fitted kitchen with a range of wall and base units with work surfaces over incorporating a sink and drainer unit. Gas hob with extractor fan over. Electric oven. Integrated fridge and freezer. Plumbing for washing machine. Double glazed window. Central heating radiator and door to side.

Hallway

Access into loft. Storage cupboard housing central heating boiler.

Office Space



Originally this was a third bedroom but has been opened up to provide an office area that leads into a sunroom.

Sunroom



Door leading out to the rear garden.

Bedroom One



Fitted with a range of wardrobes and storage. Double glazed window to rear. Central heating radiator. Access into ensuite.

Ensuite



Fitted with a walk in shower, vanity wash hand basin and wc. In addition there is tiling and a heated towel rail.

Bedroom Two

Power and light. Electric remote controlled door.



Fitted wardrobes. Double glazed window and a central heating radiator.

Bathroom



Fitted with a white suite comprising: bath with hand held shower attachment, vanity wash hand basin and wc. In addition there is tiling, a heated towel rail and a double glazed window.

External



To the front is a lawned garden. To the side is a block paved driveway that leads to a double garage. To the rear the garden boasts beautiful Indian stone paving.

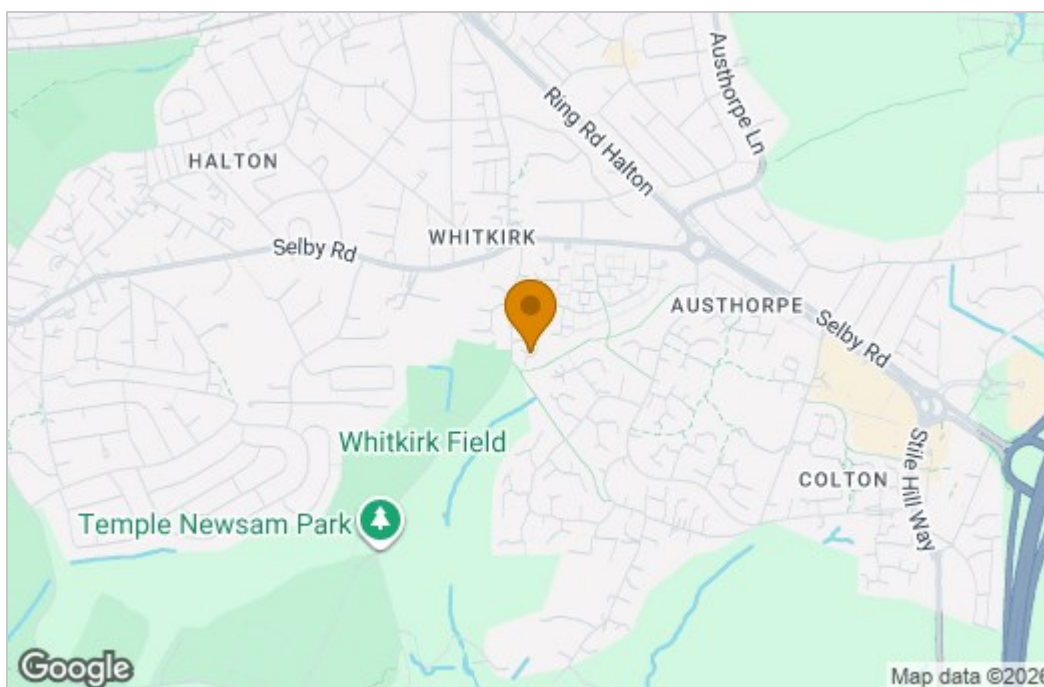
Double Garage



Floor Plan



Area Map



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not energy efficient - higher running costs		86	89
England & Wales		EU Directive 2002/91/EC 	
Environmental Impact (CO ₂) Rating			
		Current	Potential
Very environmentally friendly - lower CO₂ emissions (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not environmentally friendly - higher CO₂ emissions			
England & Wales		EU Directive 2002/91/EC 	

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