



**Stoneacre**  
Properties



**Lulworth Crescent, Leeds, LS15 8PJ**

**£270,000**

Offered to the market is this spacious three bedroom semi detached property located on Lulworth Crescent, 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, lounge/diner, conservatory, kitchen, first floor landing, three bedrooms, bathroom, w.c and useful loft space. Externally the property benefits from driveway to the side elevation providing off street parking. Low maintenance rear garden. Garage with electric door, power and lights. This property is not one to be missed to arrange your viewing please contact the office today.

### ENTRANCE HALLWAY

Door to the front elevation. Double glazed window to the side elevation. Central heating radiator. Understair storage. Built in storage space.

### LOUNGE/DINER



Double glazed window to the front elevation. Two central heating radiators. Fire with surround. Space for dining table and chairs. Door leading to conservatory.

### CONSERVATORY



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

### KITCHEN



Range of wall and base units. Integrated fridge/freezer. Plumbing for washing machine and dishwasher. Space for oven. Sink and drainers. Large storage cupboard. Double glazed window to the rear elevation. Door to the side elevation.

### FIRST FLOOR LANDING

Double glazed frosted window to the side elevation. Door off leading to the left room.

### 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 front elevation. Central heating radiator. Integrated storage space.

## BATHROOM



Double glazed frosted window to the side elevation. Bath. Shower. Heated towel rail. Wash hand basin. Storage cupboards.

## W.C



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

## USEABLE LOFT SPACE



Double glazed window to the rear elevation.

## EXTERNAL



Low maintenance garden to the rear. Driveway to the side providing off street parking for multiple cars.

## GARAGE

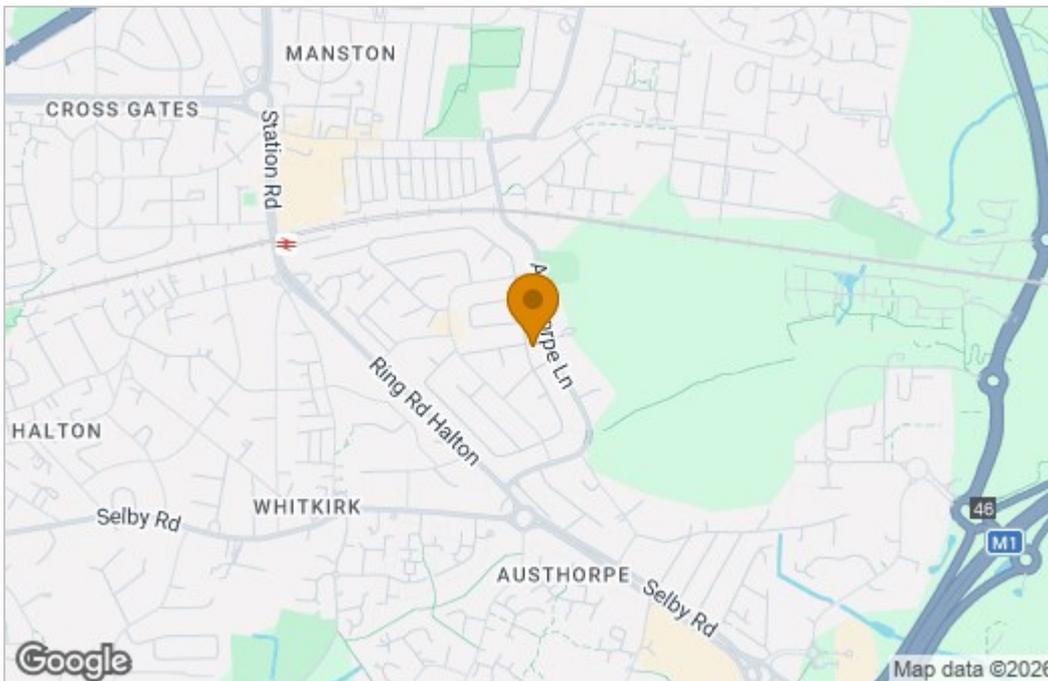


Electric door. Power and lights.

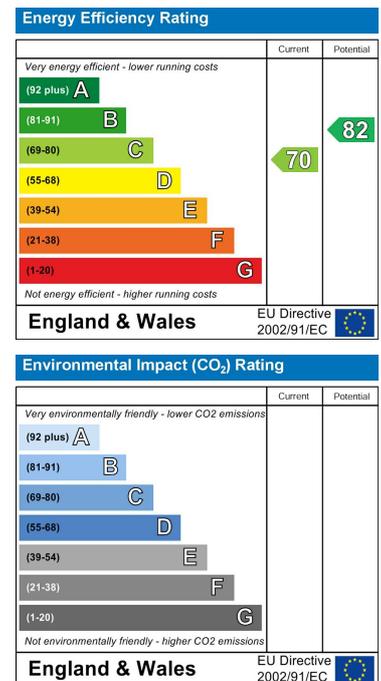
# Floor Plan



# Area Map



# Energy Efficiency Graph



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