



**Stoneacre**  
Properties



**Burr Tree Vale, Leeds, LS15 9EF**  
**Offers Over £325,000**

Offered to the market is this three bedroom detached house located on Burr Tree Vale. The property is situated in a sought after location close to all local amenities including: shops, schools and transport links. The property has recently been updated throughout. Briefly comprising of: entrance hall way, kitchen, lounge, sun room, first floor landing, three bedrooms and family bathroom. Externally the property benefits from off street parking. Front garden with a gravelled area and shrubbery. To the rear of the property is an enclosed, low maintenance garden with a patio area. This property is not one to be missed to arrange your viewing please contact the office today.

## Entrance

Door to front. Staircase leading to first floor.

## Kitchen



Range of wall and base units. Double glazed window to the front elevation. Integrated oven with gas hob and extractor fan above. Space for dish washer. Space for fridge/freezer. Plumbing for washing machine. Sink and drainer.

## Lounge



To the rear is a sliding patio door that leads into the conservatory. Under stairs storage cupboard. Feature fire surround.

## Conservatory



Door leading out to the rear garden. Air conditioning unit.

## First Floor Landing

Access into loft. Built in storage cupboard.

## Bedroom One



Fitted with a range of wardrobes and storage. To the rear is a double glazed window. Radiator.

## Bedroom Two



To the front is a double glazed window. Fitted wardrobes. Radiator.

## Bedroom Three



To the rear is a double glazed window. Radiator.

## Bathroom



Fitted with a bath with shower over, wash hand basin and wc. In addition there is part tiling, radiator and a double glazed window.

## External



To the front is a driveway that leads to a a garage. Gravelled area to the front with shrubbery. To the rear is a low maintenance garden with Astro turf.

## Garage

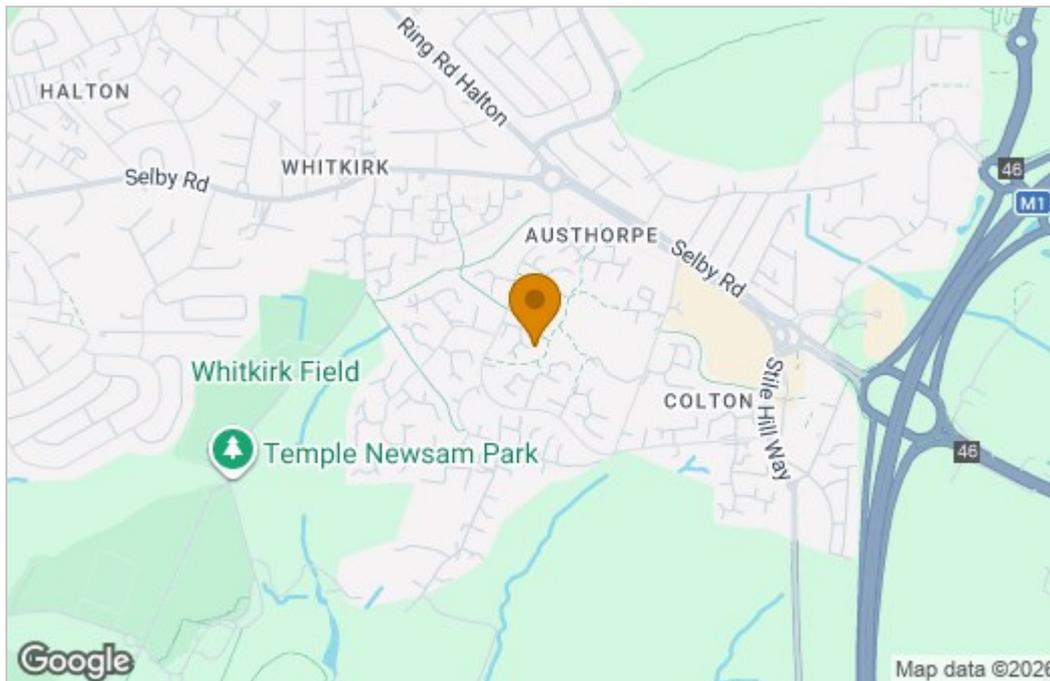


Power and light.

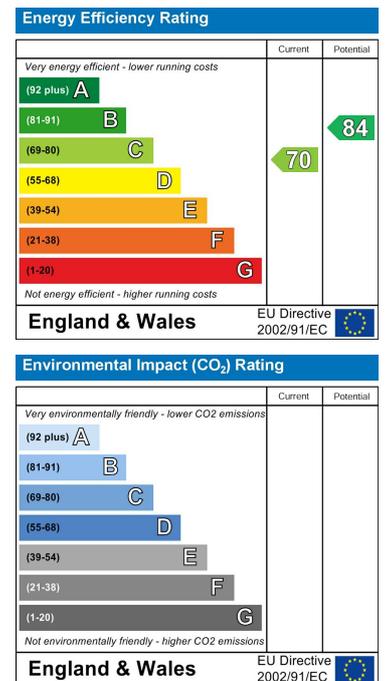
# Floor Plan



# Area Map



# Energy Efficiency Graph



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