



**Stoneacre**  
Properties



**Birch Avenue,, Leeds, LS15 7QY**

**Offers Over £230,000**

Offered to the market is this well presented three bedroom town house located on Birch Avenue, Leeds. This property is situated in an ideal location close to all local amenities including: shops, schools and transport links. The property briefly comprises of: entrance hall way, garage/utility, guest w.c, first floor landing, living room, kitchen, second floor landing, three bedrooms with master having en suite and a family bathroom. Externally the property benefits from a driveway providing off street parking. To the rear is a low maintenance garden with grass laid to lawn. This beautiful property is not one to be missed to arrange your viewing please contact the office today.

## ENTRANCE HALL WAY

Door to the front elevation. Double glazed window to the side elevation. Understair storage.

## GARAGE/UTILITY



Utility space with base units. Sink and drainer. Plumbing for washing machine. French doors leading to the rear garden. Two central heating radiators.

## GUEST W.C



Low flush w.c Wash hand basin. Central heating radiator.

## FIRST FLOOR LANDING

Double glazed window to the front elevation. Central heating radiator.

## KITCHEN



Range of wall and base units. Integrated oven with gas hob and extractor fan above. Space for fridge freezer. Sink and drainer. Storage cupboard. Two double glazed windows to the rear elevation.

## LIVING ROOM



French doors to the front elevation. Central heating radiator.

## SECOND FLOOR LANDING

Loft access.

## BEDROOM ONE



Double glazed window to the rear elevation. Central heating radiator. Door off leading to en suite.

## EN SUITE



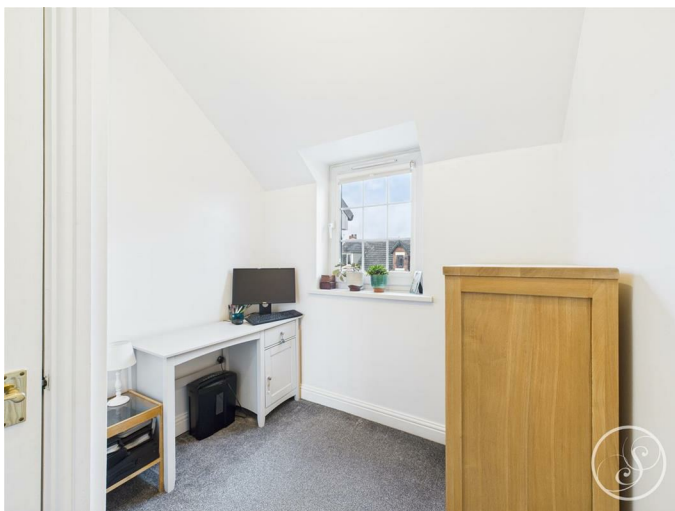
Velux window. Low flush w.c. Wash hand basin. Shower cubicle. Central heating radiator.

## BEDROOM TWO



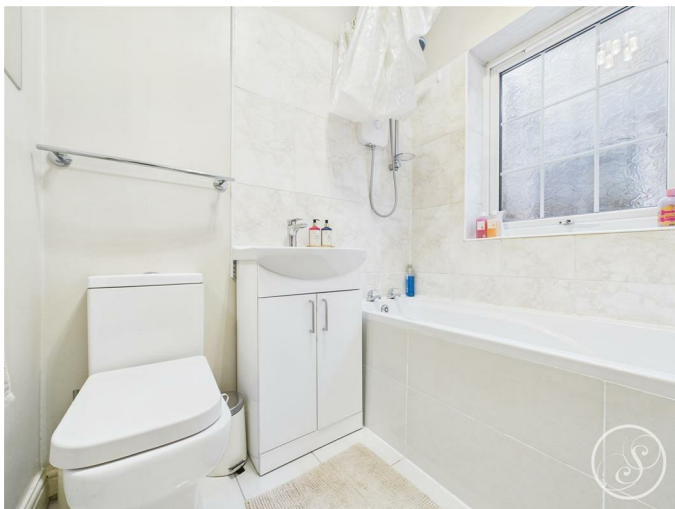
Double glazed window to the front elevation. Central heating radiator.

## BEDROOM THREE



Double glazed window to the front elevation. Central heating radiator.

## BATHROOM



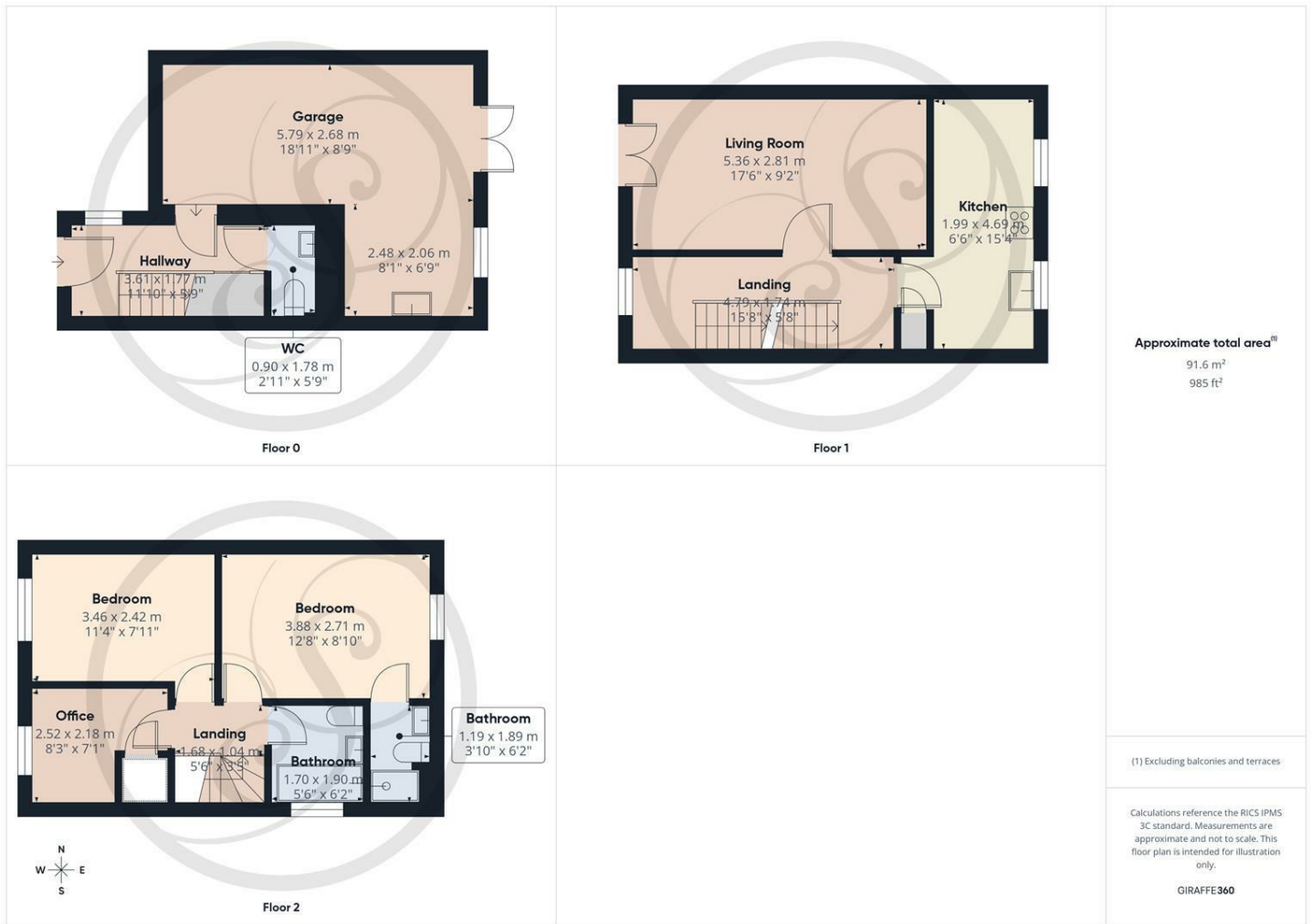
Double glazed window to the side elevation. Low flush w.c. Wash hand basin. Bath with shower above.

## EXTERNAL

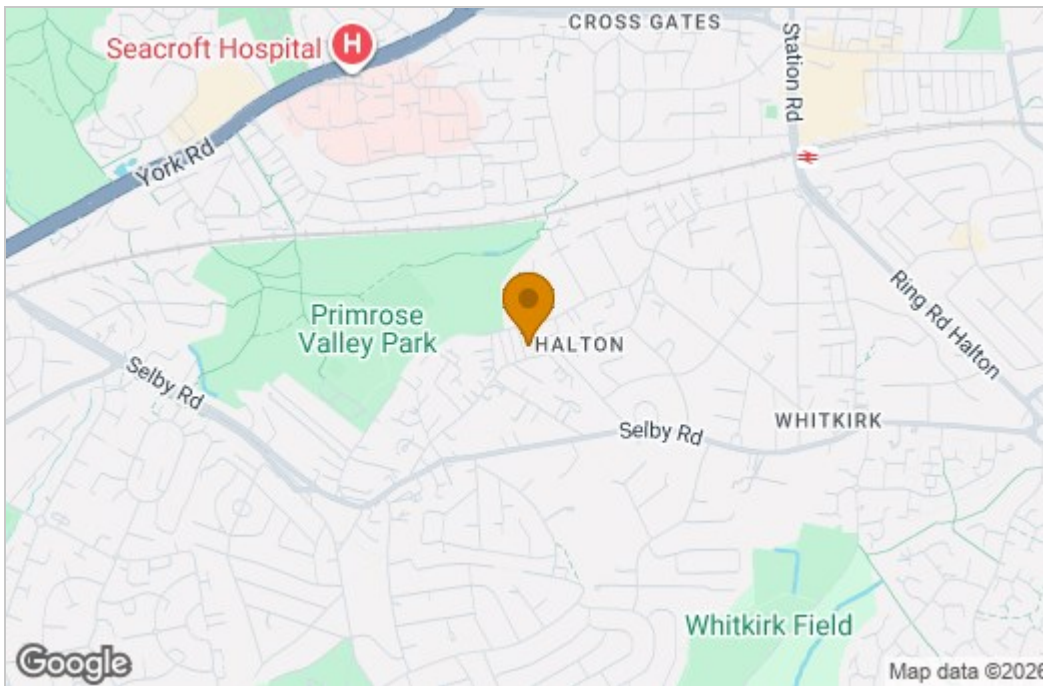


Drive way to the front elevation providing off street parking. Grass laid to lawn to the rear.

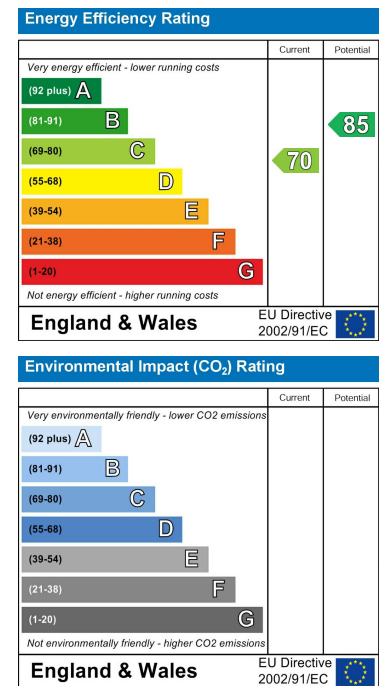
# Floor Plan



# Area Map



# Energy Efficiency Graph



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