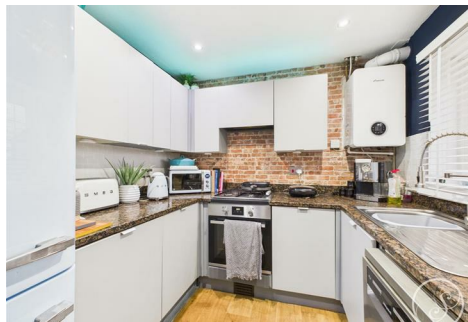




Stoneacre
Properties



Burr Tree Vale, Leeds, LS15 9EF
Offers Over £315,000

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

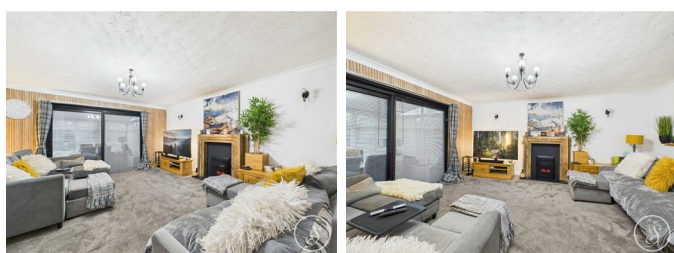
Door to front. Staircase leading to first floor.

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



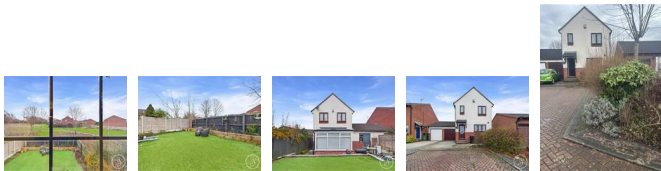
To the rear is a double glazed window. Radiator.

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

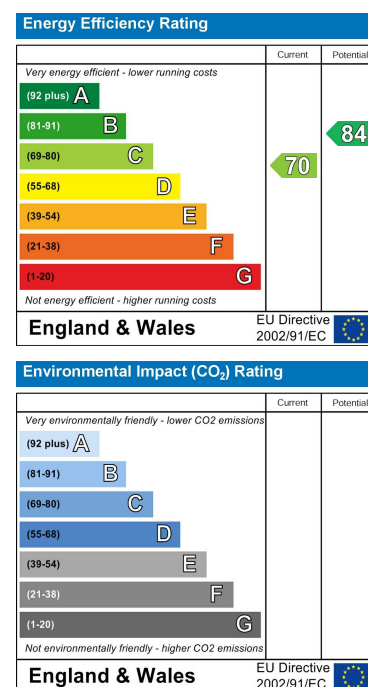
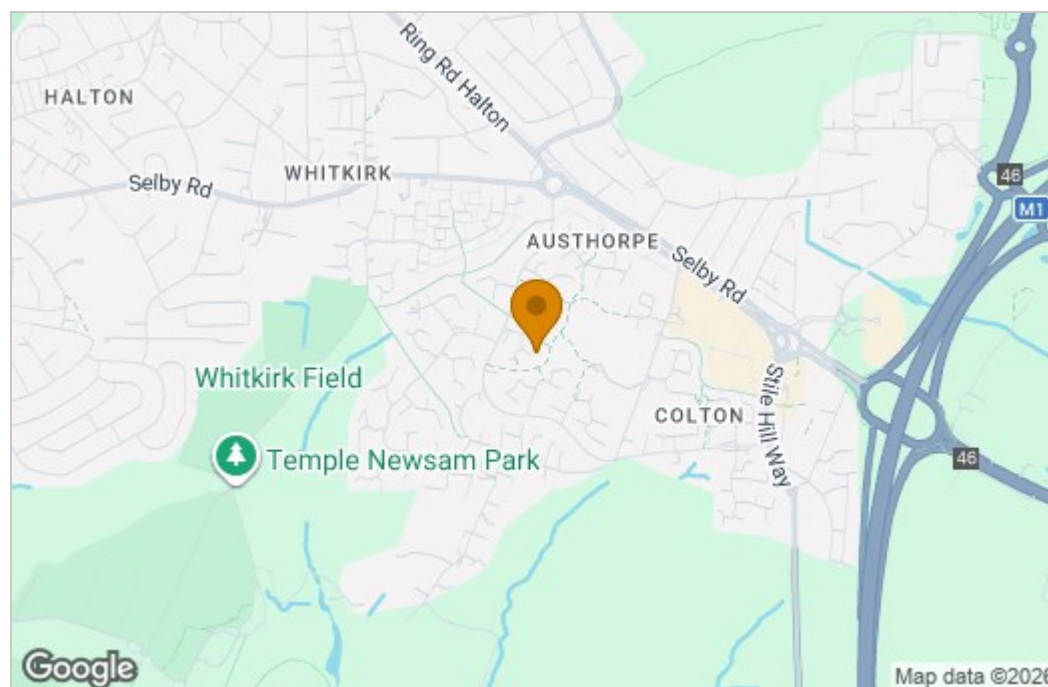


Power and light.

Floor Plan



Area Map



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.

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