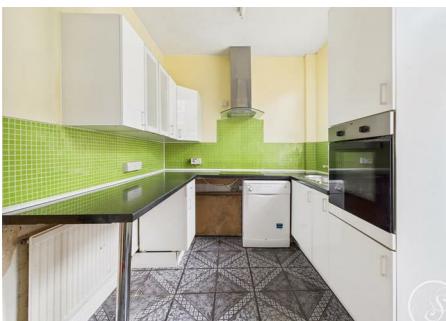




**Stoneacre**  
Properties



**Victoria Grove., Leeds, LS9 9DW**

**£155,000**

Stoneacre Properties are delighted to offer for sale this three bedroom mid terrace. The property is located in a sought after location and provides easy access into Leeds City Centre. Comprising to the first floor: lounge, kitchen with access into a cellar. To the first floor is a bedroom and a spacious modern bathroom. To the second floor is a further two bedrooms. Externally the property has a yard to rear. Early viewings are strongly advised.

## LOUNGE



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

## KITCHEN



Range of wall and base units. Double glazed window to the rear. Plumbing for washing machine and dishwasher. Integrated cooker. Door leading to the rear. Door leading to basement.

## BASEMENT

Lights and power.

## FIRST FLOOR LANDING

Double glazed window to the rear elevation. Door off giving access to bedroom one and bathroom.

## BEDROOM ONE



Double glazed window to the front. Central heating radiator. Built in wardrobes.

## BATHROOM



Spacious bathroom fitted with a spa style bath, vanity wash hand basin, wc and shower cubicle. In addition there is a feature radiator, tiling, storage and a double glazed window.

## SECOND FLOOR LANDING

Door off leading to bedrooms two and three.

## BEDROOM TWO



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

## BEDROOM THREE



Double glazed window. Central heating radiator.

## EXTERNAL



Decking to the rear of the property. On street parking to the front.

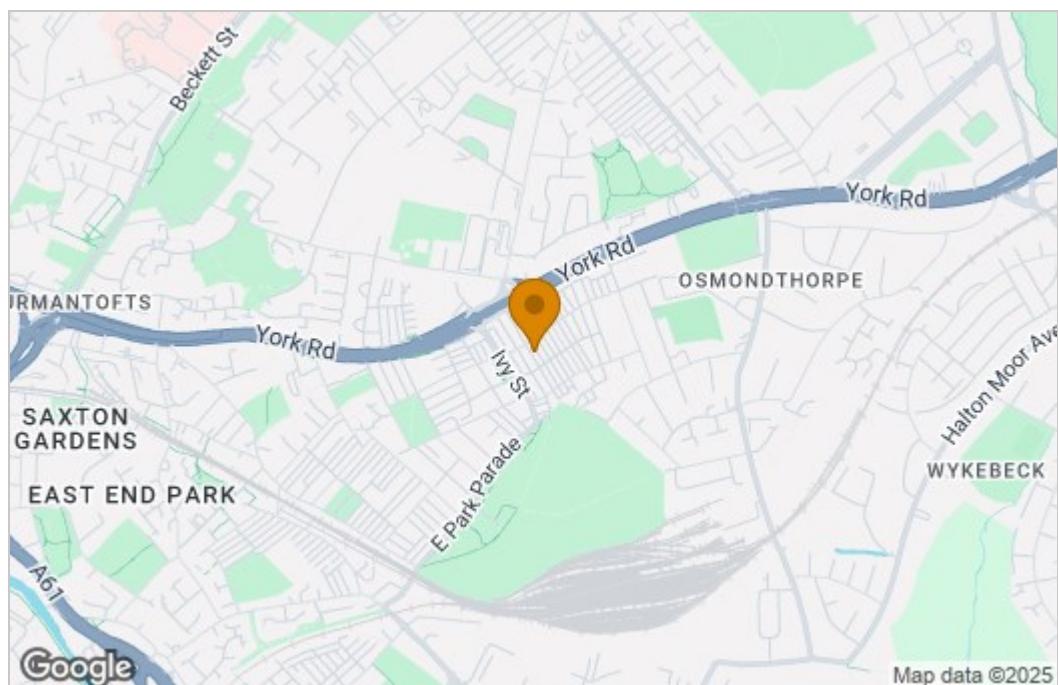
## AGENT NOTE

The vendor has informed us that the property has recently benefitted from a new roof.

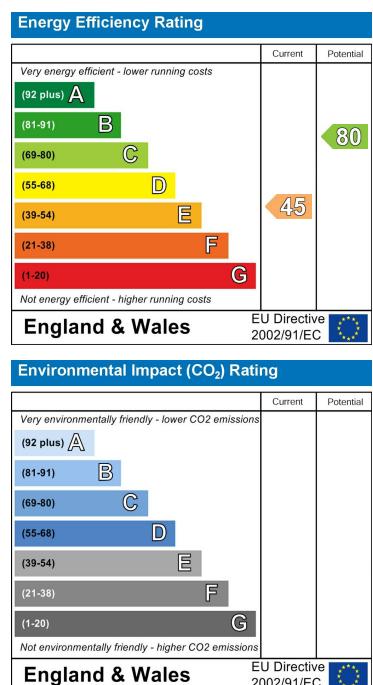
## Floor Plan



## Area Map



## Energy Efficiency Graph



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.

