



Stoneacre
Properties



Fir Tree Approach, Leeds, LS17 7EF

£255,000

Offering two generous double bedrooms, a useable loft room, and gardens to both the front and rear, this well-presented semi-detached home provides spacious and versatile accommodation in a highly convenient location.

The ground floor features a bright and welcoming lounge, ideal for relaxing or entertaining, along with a kitchen offering ample worktop and storage space.

Upstairs, the property benefits from two well-proportioned double bedrooms and a contemporary house bathroom. In addition, the loft has been converted to create an extra room, providing excellent flexibility — perfect as a hobby space, or substantial additional storage.

The property is ideally located close to local amenities, including shops, cafes, and schools, and benefits from excellent transport links, making commuting and travel straightforward.

This property would make an ideal purchase for first-time buyers, growing families, or investors looking for a well-located home with strong rental appeal. Early viewing is highly recommended to fully appreciate the space and versatility on offer.

ENTRANCE

Entrance hallway with a central heating radiator, providing access to the kitchen and stairs leading to the first floor.

KITCHEN

Spacious kitchen featuring laminate flooring, integrated worktops with storage, splashback and extractor fan, and a large window overlooking the garden.

SIDE PORCH

Side porch with a storage cupboard housing the boiler and electrics.

LIVING ROOM

Living room laid to carpet, with two central heating radiators, an electric fireplace, and sliding doors leading to the garden.

BATHROOM

Fully tiled bathroom, featuring a stand-in shower, a bath, two frosted windows, a wash basin with drainer, a toilet, and a central heating radiator.

BEDROOM 1

Double room with a large window, central heating radiator, and a spacious built-in cupboard.

BEDROOM 2

Double room with built-in cupboards, a central heating radiator, and a large window.

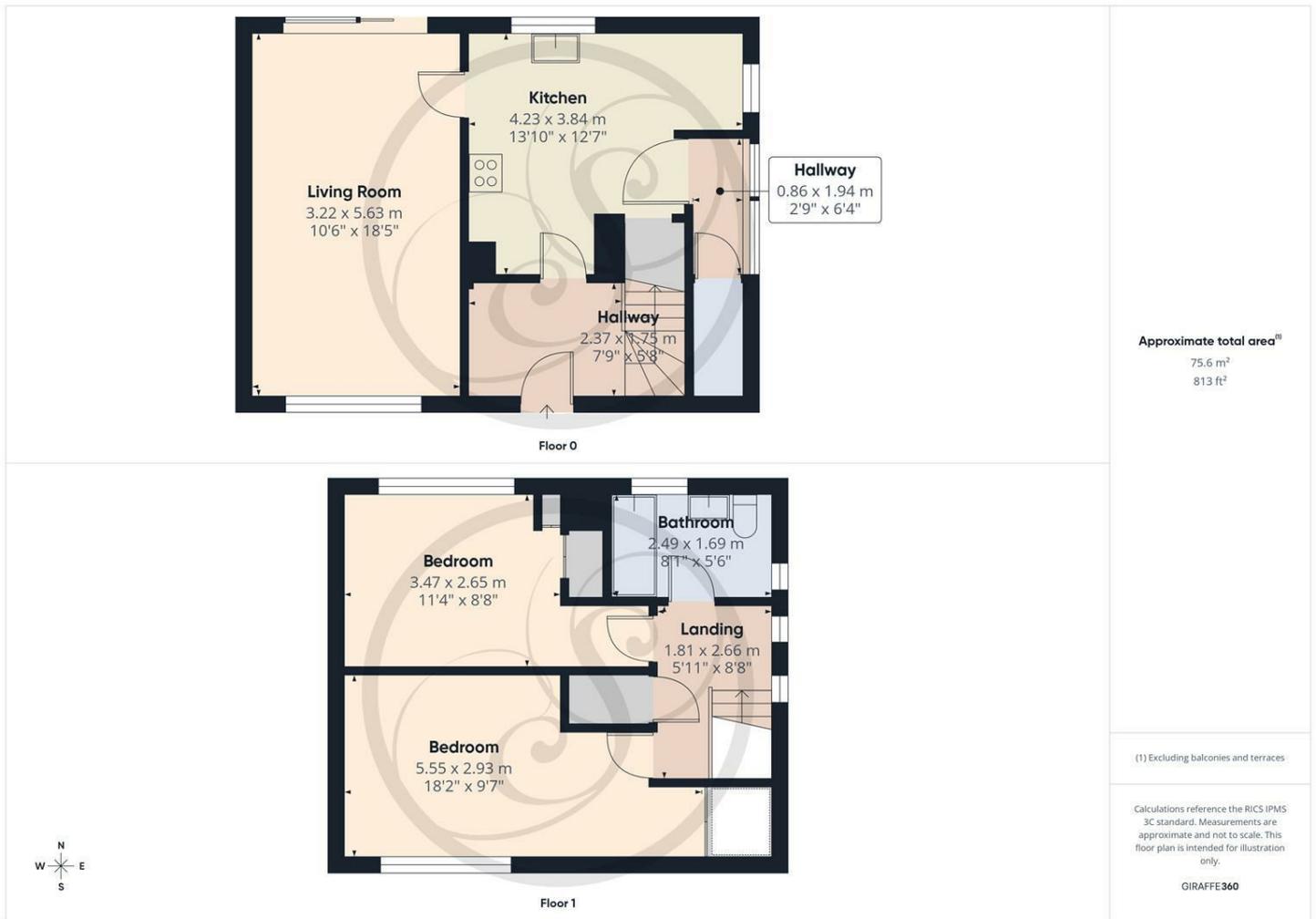
LOFT

Loft converted into a full room, with electrics and a Velux window.

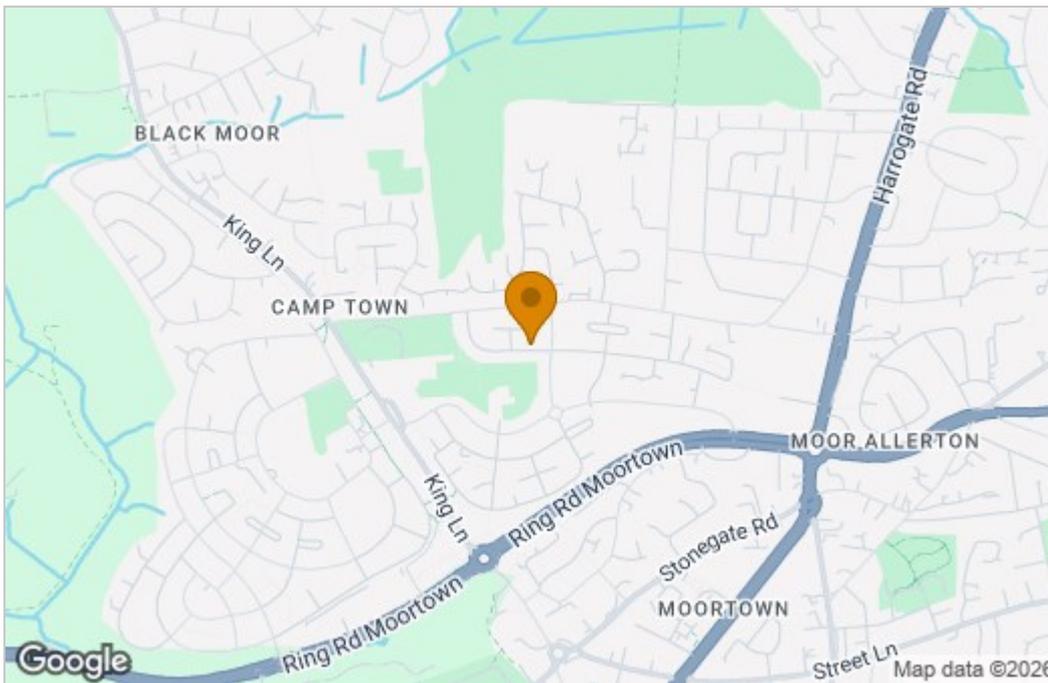
EXTERNAL

Front exterior featuring a driveway and a large bush providing privacy. Rear garden featuring a raised lawn area bordered by low stone walls, paved patio space, steps leading up to the lawn, mature trees and shrubs, and fenced boundaries providing privacy. The property also benefits from a side driveway and a single garage.

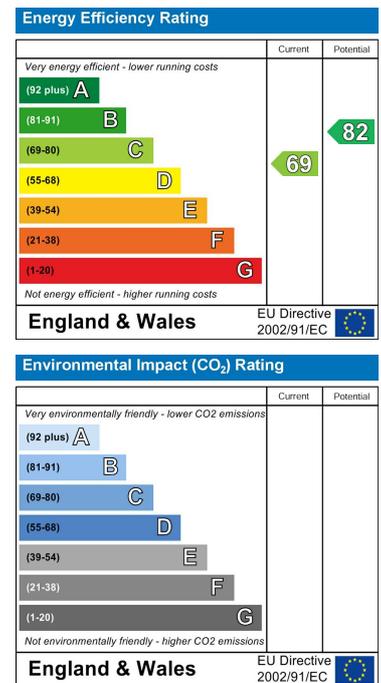
Floor Plan



Area Map



Energy Efficiency Graph



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