



Stoneacre  
Properties



## Amberton Road

Leeds, LS8 3AL

£295,000



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Nestled on the charming Amberton Road in Leeds, this delightful semi-detached property offers a wonderful opportunity for those seeking a spacious and inviting home, making it perfect for families or individuals looking for room to grow.

Internally, the property features three bedrooms, providing ample space for relaxation and rest. The property also offers 2 reception rooms, along with modern fitted kitchen. This home is move-in ready, meaning you can settle in without the need for extensive renovations or repairs. The spacious nature of the property allows for personal touches and the opportunity to create a space that truly reflects your style.

Externally, the property boasts a driveway to the front which runs down the side of the property and leads to the garage. To the rear, a great sized garden predominately laid to patio.

One of the standout features of this property is its excellent location. Situated in a desirable neighbourhood, residents will benefit from easy access to local amenities, schools, and parks, making it an ideal choice for families and professionals alike. Additionally, the property is chain-free, allowing for a smooth and hassle-free move.

## Entrance

Entering the property, you're welcomed into the entrance hallway which offers access to the downstairs accommodation.

## Lounge

Spacious and bright lounge, laid to carpet with high ceilings.

## Kitchen

Modern fitted kitchen made up of wall and base units, complete with oven, gas hob and extractor.

## Dining room

Spacious dining area offering access to the kitchen, and patio doors out to the rear garden.

## Bedroom One

Spacious double bedroom, with large bay window flooding the room with natural light.

## Bedroom Two

Second bedroom laid to carpet.

## Bedroom Three

Third single bedroom benefitting from built in storage.

## Bathroom

3-piece bathroom comprising shower over bath, sink and toilet.

## External

Externally, the property boasts a driveway to the front which runs down the side of the property and leads to the garage. To the rear, a great sized garden predominately laid to patio.



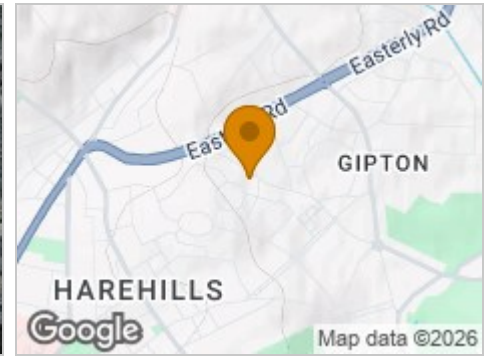
## Road Map



## Hybrid Map



## Terrain Map



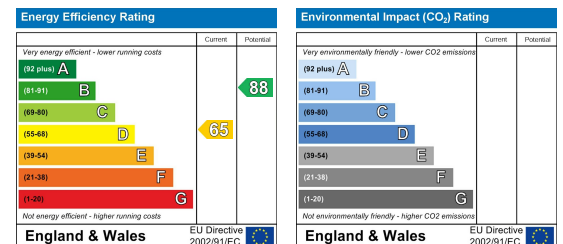
## Floor Plan



## Viewing

Please contact our Chapel Allerton Sales Office on 0113 237 0999 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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