



Stoneacre
Properties



Mayfield Road, Leeds, LS15 7SH

£280,000

Offered to the market is this spacious three bedroom end terrace house located on Mayfield Road, Leeds. The property is situated close to all local amenities including: shops, schools and transport links. The property briefly comprises of: entrance, dining room, kitchen, lounge, second sitting room, hallway, downstairs shower room, utility, first floor landing, three bedrooms and family bathroom. Externally the property benefits from a low maintenance rear garden. This property is not one to be missed please contact the office today to arrange your viewing.

ENTRANCE HALL WAY

Door to the front elevation. Window to front.

LOUNGE



Double glazed window to the front elevation. Fire with surround. Two central heating radiators. French doors leading to second sitting room.

SECOND SITTING ROOM

Two double glazed windows to the rear elevation. Central heating radiator.

DINING ROOM



Double glazed window to the front, double glazed window to the side elevation. Central heating radiator. Space for dining table and chairs. Storage cupboard.

KITCHEN



Range of wall and base units. Integrated oven with gas hob and extractor fan above. Space for dishwasher. Sink and drainer. Double glazed window to side elevation.

DOWNSTAIRS SHOWER ROOM



Two double glazed frosted window to the rear. Walk in shower cubicle. Wash hand basin. Low flush w.c. Heated towel rail.

HALL WAY

Central heating radiator. Door leading to side.

UTILITY

Space for fridge, freezer and plumbing for washing machine.

FIRST FLOOR LANDING

Doors off leading to bedroom one, two, three and family bathroom.

BEDROOM ONE



Double glazed window to the front and rear elevation. Fitted wardrobes. Central heating radiator.

BEDROOM TWO



Double glazed window. Fitted wardrobes. Central heating radiator.

BEDROOM THREE



Double glazed window. Central heating radiator. Storage cupboard.

FAMILY BATHROOM



Double glazed frosted window to the rear elevation. Low flush w.c. Wash hand basin. Shower cubicle. Central heating radiator.

EXTERNAL

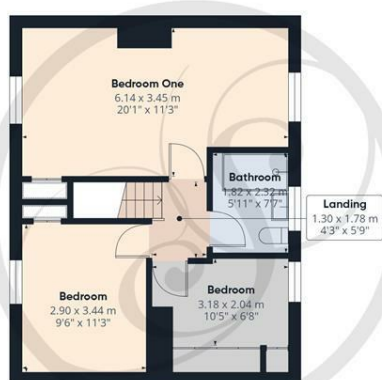


Externally the property benefits from a low maintenance garden with paving to the rear.

Floor Plan



Floor 0



Floor 1

Approximate total area^m

118.7 m²

1277 ft²

(1) Excluding balconies and terraces.

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not energy efficient - higher running costs</i>		61	80
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			

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.

1 Colton Road, Leeds, West Yorkshire, LS15 9AA
Tel: 0113 260 9111 Email:
east@stoneacreproperties.co.uk <https://www.stoneacreproperties.co.uk>

View properties before they come on the market by following us on Instagram - @stoneacreproperties

