



**Stoneacre**  
Properties



**Elmete Avenue, Leeds, LS15 4BL**

**£285,000**

Offered to the market is this stunning two bedroom semi detached bungalow located on Elmete Avenue, Scholes, Leeds. This property is situated in a popular location close to local amenities including: shops, schools and transport links. The property briefly comprises of: kitchen, lounge, two bedrooms and bathroom. Externally the property benefits from a driveway to the front and side elevation providing off street parking for multiple cars. The property also benefits from a garage with power and lights. This property is not one to be missed to arrange your viewing please contact the office today.

## KITCHEN



Door to the side elevation. Double glazed window to the rear elevation. Range of wall and base units. Integrated oven. Induction hob with extractor fan above. Integrated microwave. Plumbing for washing machine. Integrated undercounter fridge. Central heating radiator.

## LOUNGE



Two double glazed windows to the front and side elevation. Two central heating radiators.

## HALL WAY

Loft access.

## BEDROOM ONE



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

## BEDROOM TWO



French doors leading to the rear. Central heating radiator.

## BATHROOM



Double glazed frosted window to the rear elevation. Low flush w.c. Wash hand basin with storage below. Shower cubicle. Heated towel rail.

## GARAGE



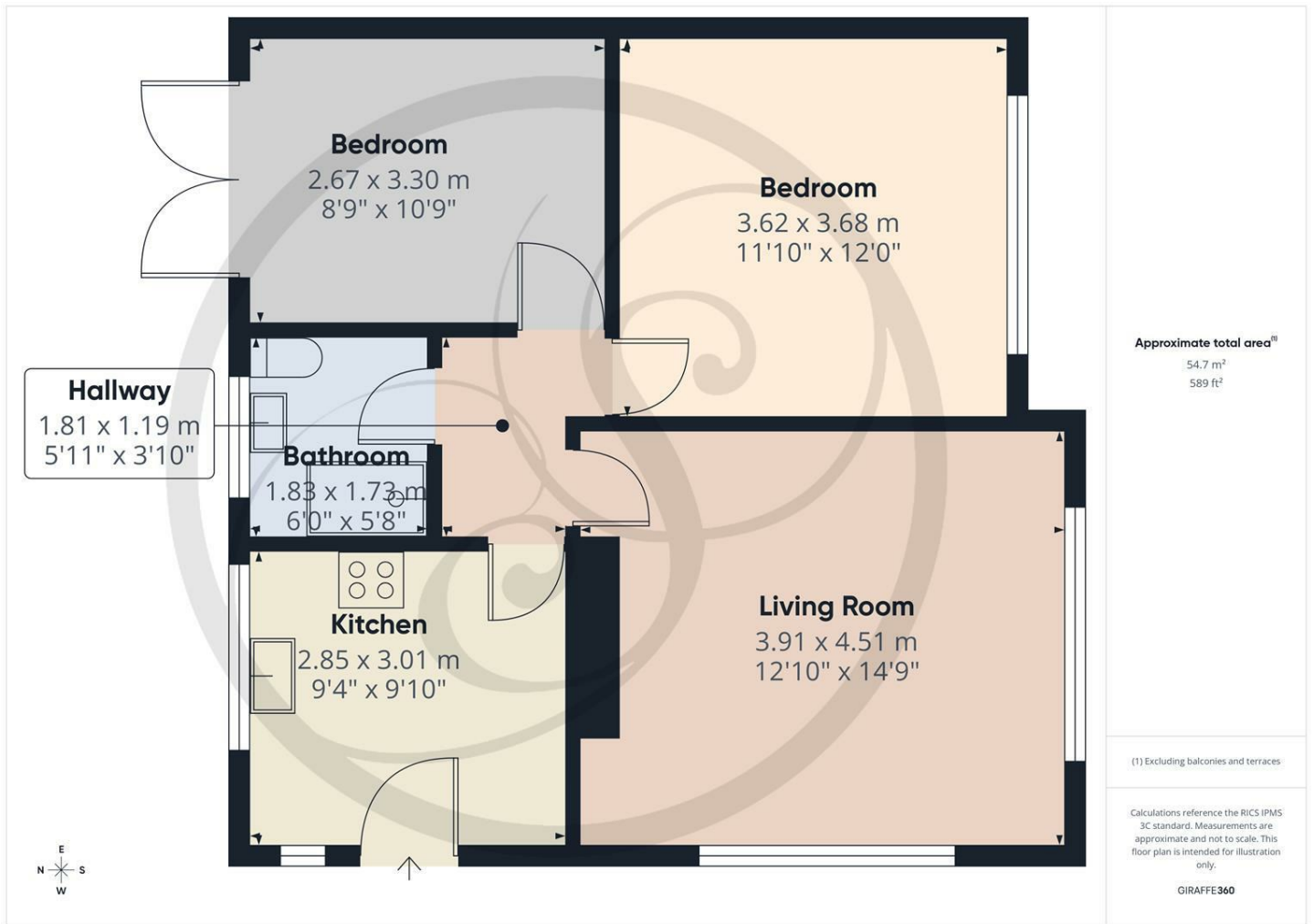
Power and lights.

## EXTERNAL

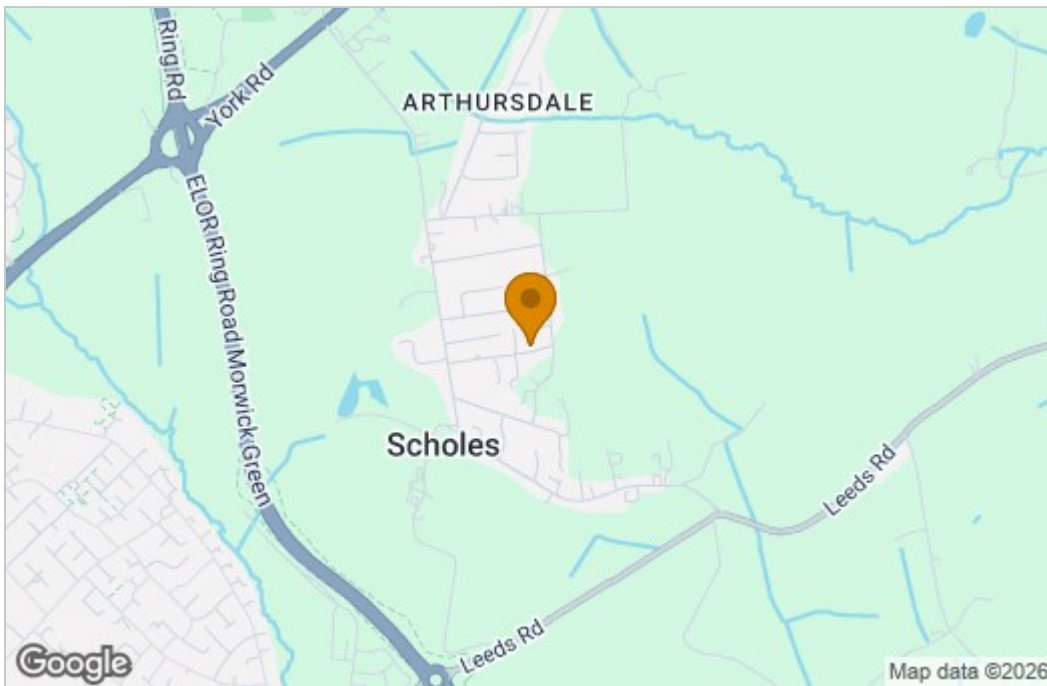


Grass laid to lawn to the front and rear elevation. Patio area to the rear.

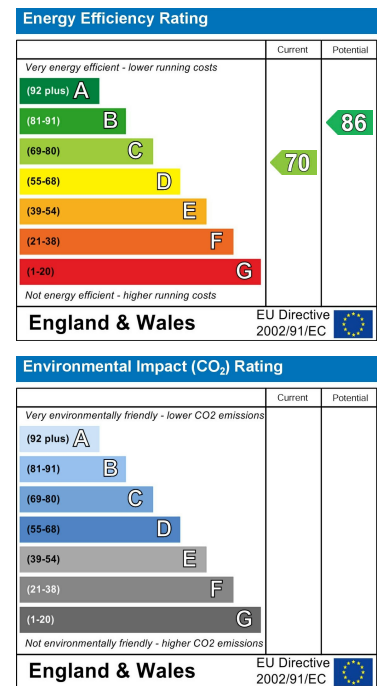
## Floor Plan



## 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.

