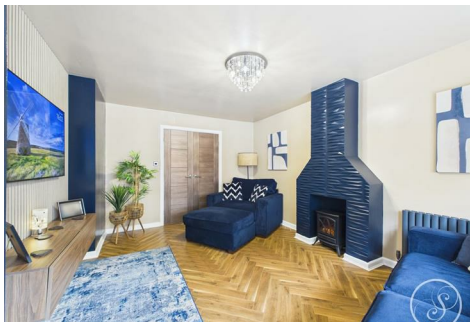




**Stoneacre**  
Properties



## **Ramshead Crescent, Leeds, LS14 1PE**

**£230,000**

Offered to the market is this stunning three bedroom mid terrace property with functional basement that provides a great additional space for a variety of purposes. The property is situated in a sought after location close to all local amenities including: shops, schools and transport links. The property briefly comprises of: entrance hallway, lounge, kitchen/diner, first floor landing, three bedrooms and family bathroom. The large functional basement with its own wc is currently used as an entertainment room and is a rare addition for properties in this area. This beautiful property is not one to be missed to make this house your home please contact the office today to arrange your viewing.

## ENTRANCE HALL WAY



Door to the front elevation. Central heating radiator. Stairs leading to first floor landing.

## LOUNGE



Double glazed window to front elevation. Electric fire with surround. Central heating radiator.

## KITCHEN/DINER



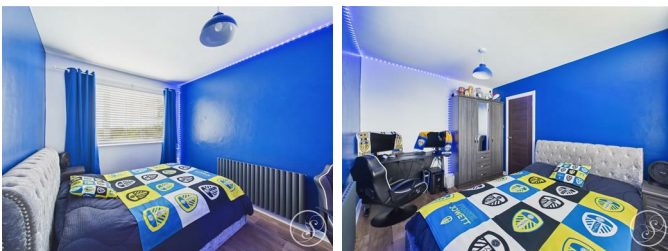
Range of wall and base units. Integrated oven with electric hob and extractor fan above. Integrated dishwasher, fridge/freezer and wine cooler. Plumbing for washing machine. Island in the middle providing space to dine, Double glazed window to the rear elevation. Door leading to rear garden. Central heating radiator.

## FIRST FLOOR LANDING



Loft access.

## BEDROOM ONE



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

## BEDROOM TWO



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

## BEDROOM THREE



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

## BATHROOM



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

## FUNCTIONAL BASEMENT



The current owners use this space as an additional

reception room/bar/games room. In addition it boasts w.c and a wash hand basin making it a wonderful space for entertaining.

## EXTERNAL

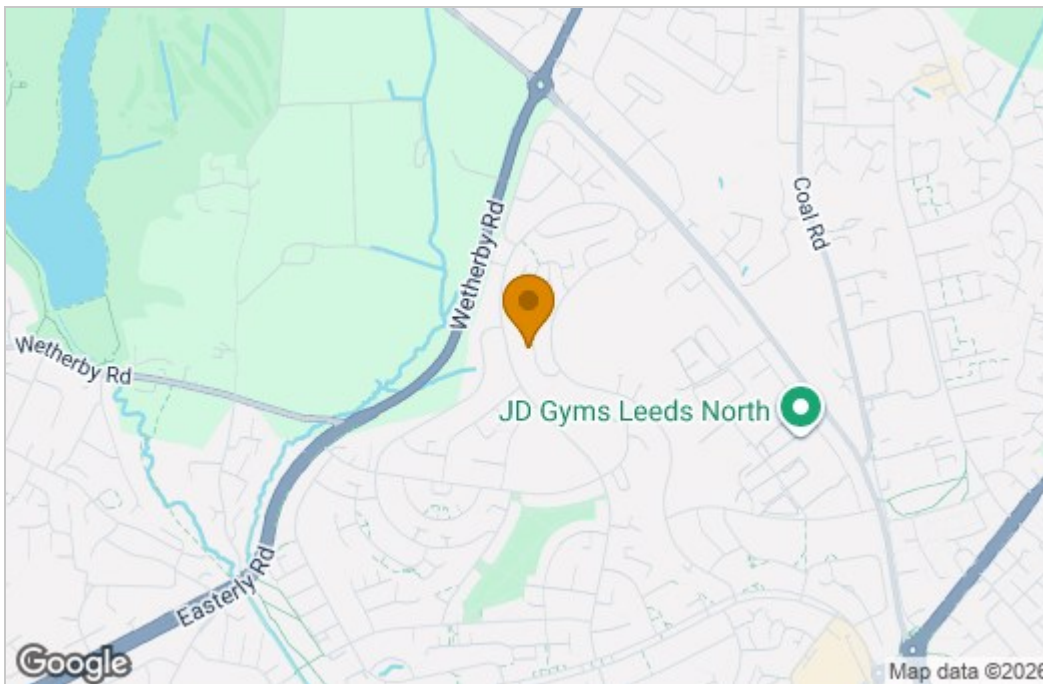


Patio to the rear elevation with seating area.

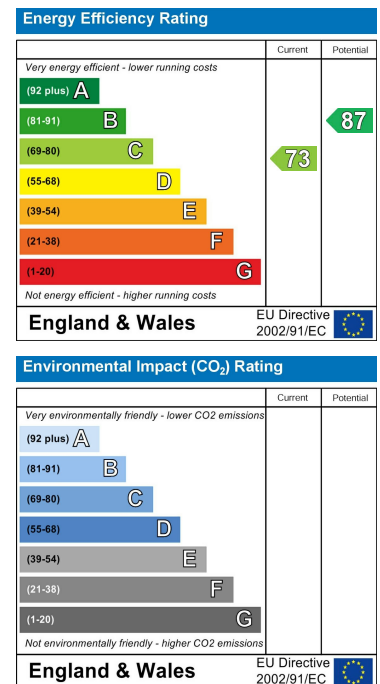
# Floor Plan



# 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.

