



**Stoneacre**  
Properties



**Barncroft Rise, Leeds, LS14 1AU**

**£220,000**

**\*\*\* TWO BEDROOM SEMI DETACHED WITH USEFUL LOFT SPACE\*\*\*** This property boasts two well-proportioned bedrooms, and a functional loft space, which can be utilised for various purposes such as additional storage, a home office, or even a play area for children. making it ideal for families. The house is set on a large plot, providing ample outdoor space that holds significant potential for future development or landscaping, allowing you to create your own personal oasis. Conveniently located, this home is in close proximity to essential amenities, including reputable schools, making it an attractive option. The city views add a delightful touch, enhancing the overall appeal of this residence.

### Entrance Hall

Door to front. Staircase leading to first floor.

### Lounge



Double glazed window to front and rear. Central heating radiator.

### Kitchen



Fitted with wall and base units with work surfaces over incorporating a sink and drainer unit. Door to side. Double glazed window. Pantry.

### First Floor Landing

Access into bedrooms and bathroom.

### Bedroom One



Two double glazed windows to front. Lovely city views. Central heating radiator. Staircase leading to loft space.

### Loft Space



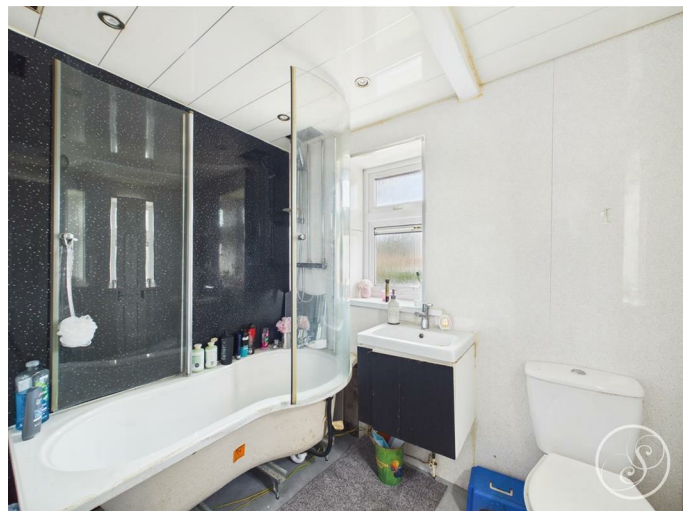
Useful loft space that could be used for a variety of purposes. Eaves storage.

### Bedroom Two



Double glazed window to rear. Central heating radiator.

### Bathroom



Fitted with a bath with shower over, wash hand basin and wc. In addition there is a double glazed window

## External

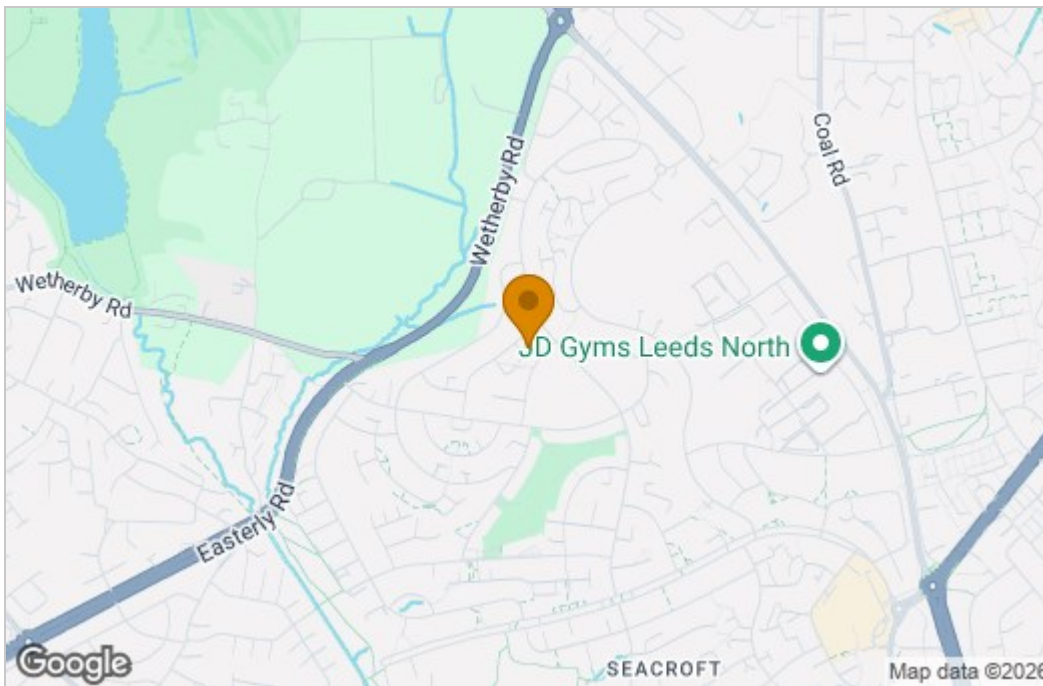


The property is set upon a large plot and huge potential.

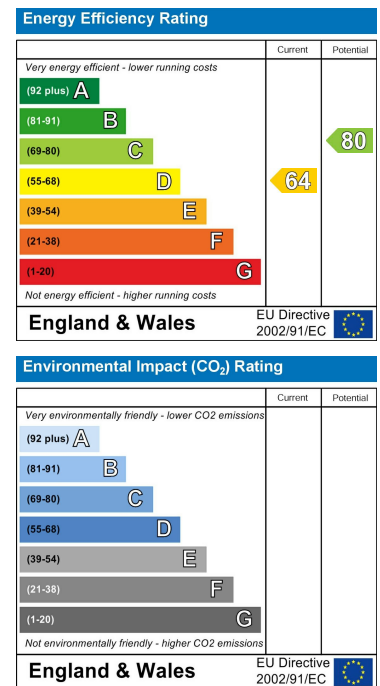
# Floor Plan



# Area Map



# Energy Efficiency Graph



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