



**Stoneacre**  
Properties



**Morritt Drive, Leeds, LS15 7HZ**

**£289,000**

Offered to the market is this four bedroom end terrace house located on Morritt Drive, Leeds. 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: kitchen/diner, hall way, lounge, first floor landing, two bedrooms with one having ensuite, family bathroom, second floor landing with another two bedrooms. Externally the property benefits from large garden to the front elevation with grass laid to lawn. Garage providing storage and parking space in front. This property is not one to be missed to arrange your appointment please contact the office today.

## ENTRANCE

Door to the front elevation.

## KITCHEN/DINER



Double glazed window to the front elevation. Range of shaker style wall and base units. Belfast style sink and marble drainer. Integrated wine fridge. Range cooker. Dishwasher. Integrated microwave. Door leading to basement. Central heating radiator. Space for dining table. Terracotta tiled floor.

## HALLWAY

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

## LOUNGE

Double glazed window to the rear elevation. Fire with surround. Central heating radiator. Patio doors leading out to private garden and shared lawned area.

## FIRST FLOOR LANDING

Doors off leading to bedroom one, bedroom four and bathroom. Stairs leading to second floor landing.

## BEDROOM ONE



Double glazed window to the rear elevation. Cast iron fireplace. Central heating radiator. Door leading to ensuite.

## ENSUITE



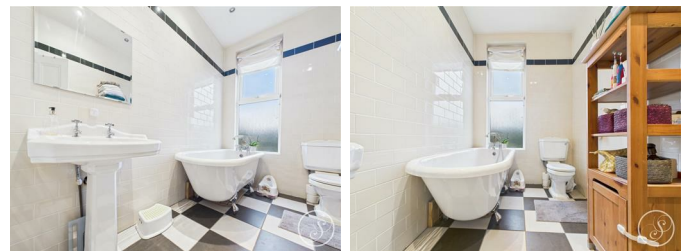
Shower cubicle. Low flush w.c. Wash hand basin. Central heating radiator.

## BEDROOM FOUR



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

## BATHROOM



Double glazed frosted window to the front elevation. Low flush w.c. Wash hand basin. Free standing bath. Central heating radiator.

## SECOND FLOOR LANDING

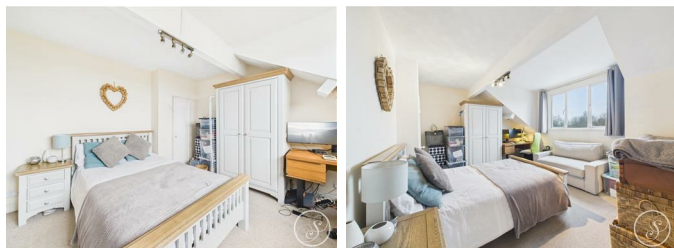
Loft access.

## BEDROOM TWO



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

## BEDROOM THREE



Double glazed window to the front elevation. Central heating radiator. Small walk in wardrobe.

## BASEMENT

Large storage space. Plumbing for washing machine and dryer.

## EXTERNAL

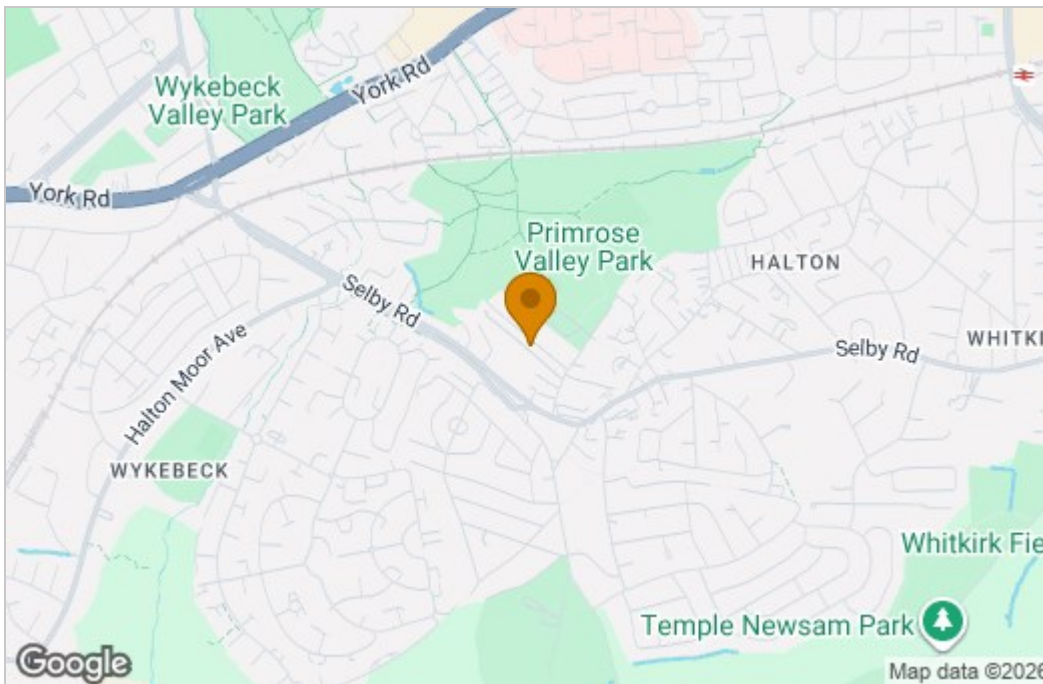


Garage with additional parking space in front. Front and rear garden with patio area. Additional extra large garden with grass laid to lawn to the front elevation.

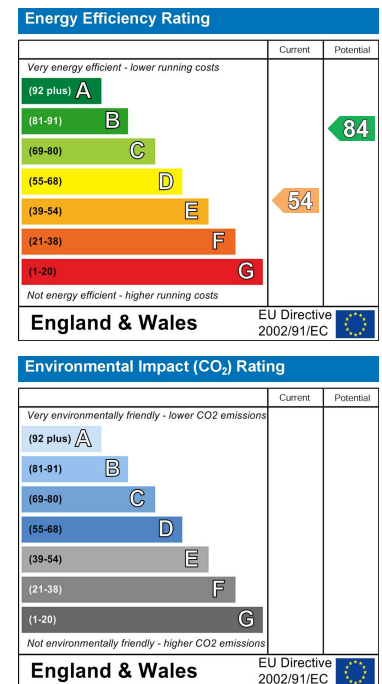
# Floor Plan



# Area Map



# Energy Efficiency Graph



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