



**Stoneacre**  
Properties



**Osmondthorpe Lane,, Leeds, LS9 0JN**  
**Offers Over £260,000**

**\*\*\*BRAND NEW WINDOWS AND DOORS\*\*\* \*\*\*SOLID OAK DOORS THROUGHOUT\*\*\***

Offered to the market is this this stunning three bedroom semi detached house located on Osmondthorpe Lane, Leeds. This 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 porch, hall way, lounge, kitchen/diner, guest w.c, first floor landing, three bedrooms and family bathroom. Externally the property benefits from a large rear garden with grass laid to lawn, patio area and decking area with seating. Bar/summer house to the rear with power and lights. Driveway to the front and side elevation providing off street parking for multiple cars. 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 PORCH



Door to the side elevation. Double glazed windows to the front and side elevation.

## HALL WAY

Central heating radiator. Stairs leading to first floor landing.

## LOUNGE



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

## KITCHEN/DINER



Wren kitchen fitted in 2023 with all new appliances. Range of wall and base units with Quartz worktops. Full length integrated fridge and freezer. Integrated dryer, washing machine and dishwasher. Integrated oven with induction hob. Space for dining table and chairs. Two central heating radiator. French doors leading to the rear garden. Door leading to the side elevation. Door off leading to guest w.c.

## GUEST W.C



Double glazed window to the rear. Low flush w.c. Wash hand basin with storage below. Door leading to understair storage.

## FIRST FLOOR LANDING

Double glazed window to the side elevation. Loft access.

## BEDROOM ONE



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

## BEDROOM TWO



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

### BEDROOM THREE



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

### BATHROOM



Double glazed frosted window to the rear elevation. Low flush w.c. Wash hand basin with storage below. Heated towel rail. Jaquzzi bath with shower above.

### EXTERNAL



Drive way to the front and side elevation providing off street parking for multiple cars. Grass laid to the lawn to the rear. Deck area with seating and hot tub. Patio area.

### BAR/GARDEN ROOM



Currently used as a bar. Power and lights.

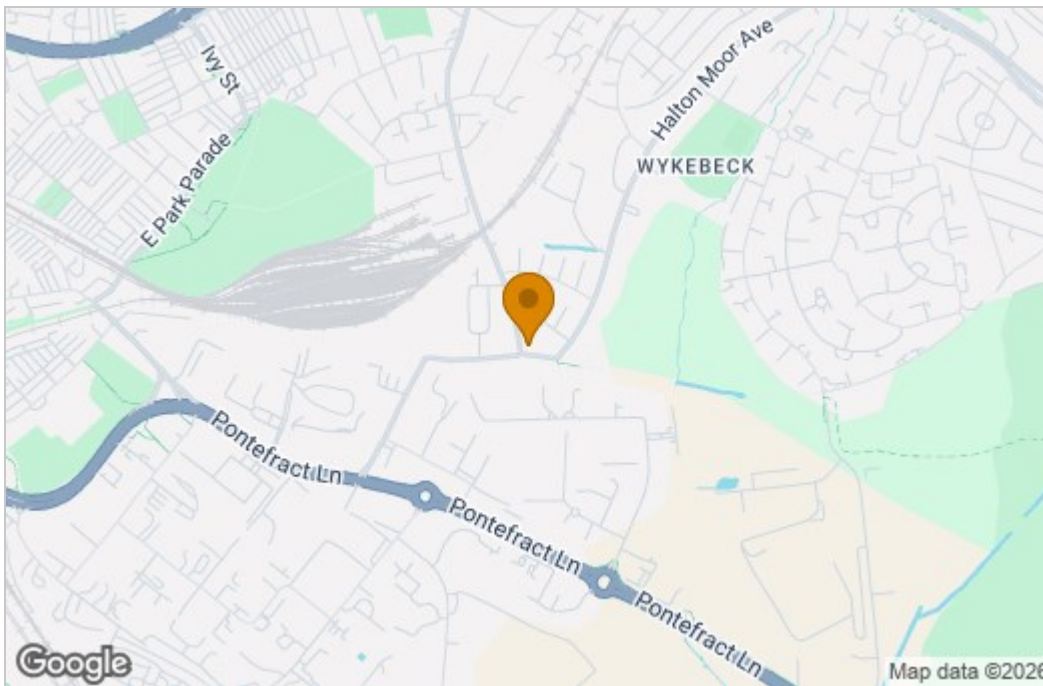
### GARAGE

Power and lights.

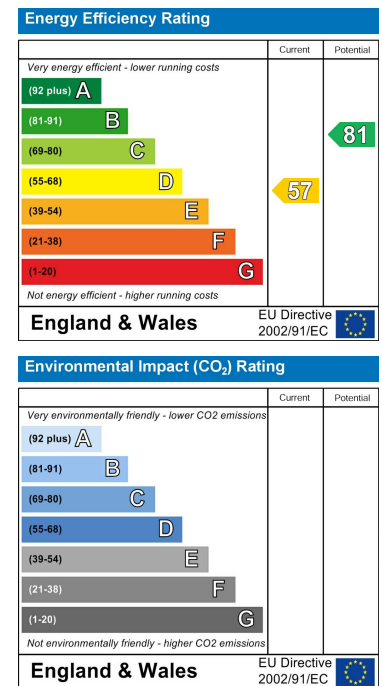
# Floor Plan



# Area Map



# Energy Efficiency Graph



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