Stoneacre Properties









Birchfields Garth, Leeds, LS14 2JA

£335,000

Situated in the desirable area of Birchfields Garth is this charming detached family house that offers a perfect blend of comfort and practicality. With three well-proportioned bedrooms, this home is ideal for families seeking space and convenience. The property features a welcoming reception room that flows seamlessly into an open-plan kitchen, and dining area, creating an inviting atmosphere for both relaxation and entertaining. The kitchen is designed for modern living, providing ample space for family meals and gatherings. Additionally, the property boasts a family bathroom and a convenient guest WC, ensuring that the needs of the household are well catered for. Outside, you will find a generous rear garden, perfect for children to play or for hosting summer barbecues. The driveway offers ample parking space, while the garage, equipped with power and light, provides extra storage/office space. Viewings are highly recommended.

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

Lounge





Double glazed window to the front elevation. Central heating radiator. Open plan into kitchen/diner.

Kitchen/Diner






Range of wall and base units. Integrated oven with gas hob and extractor fan above. Space for dish washer and fridge/freezer. Sink and drainer. Space for dining table and chairs. Central heating radiator. Double glazed window to the rear elevation. Sliding door leading to the rear garden.

Office/ Storage
Window to rear. Central heating radiator.

Garage/Storage



Ample storage space. Power and lights.

Guest WC



Double glazed frosted window. Low flush w.c. Wash hand basin. Central heating radiator. Plumbing for washing machine.

First Floor Landing
Loft access.

Bedroom One



Double glazed window. Central heating radiator.

Bedroom Two



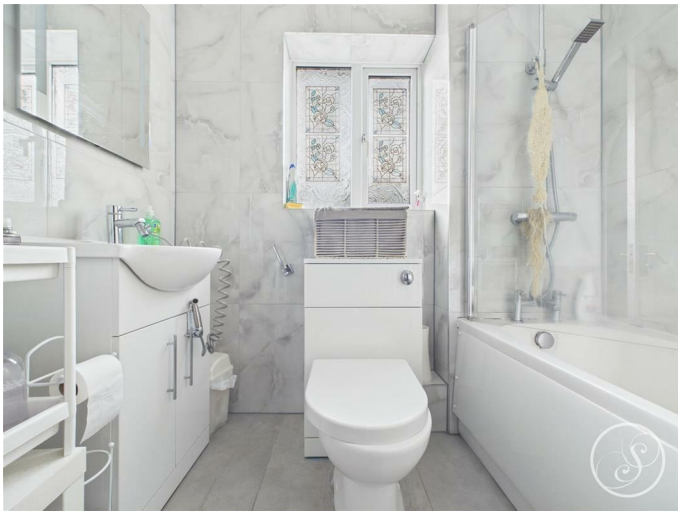
Double glazed window. Central heating radiator.

Bedroom Three



Double glazed window. Central heating radiator.

Bathroom



Double glazed frosted window. Low flush w.c. Wash hand basin. Bath with shower above. Central heating radiator.

External






To the front is a good size driveway. To the rear is a good size garden.

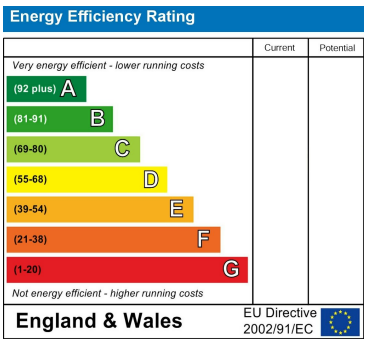
Floor Plan

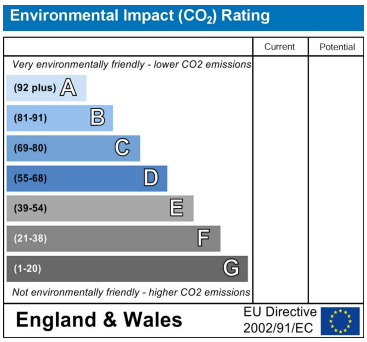


Area Map



Energy Efficiency Graph





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