Stoneacre
Properties

Alder Road, Leeds, LS14 2FJ

£240,000

Offered to the market is this beautifully presented three bedroom semi detached house located on Alder Road, Leeds. The property is situated in an ideal location close to all local amenities including: shops, schools and transport links. The property briefly comprises of: entrance hall way, lounge, kitchen/diner, guest w.c, first floor landing, bedroom one with en suite, two bedrooms and family bathroom. Externally the property benefits from grass laid to lawn to the rear elevation along with a patio area. To the front elevation is a driveway providing off street parking for multiple cars. This stunning property is not one to be missed to arrange your viewing please contact the office today.

ENTRANCE HALL WAY

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

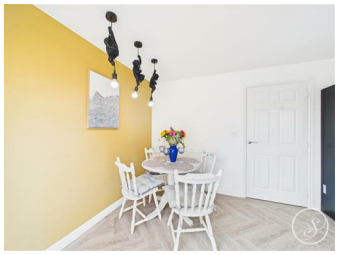
GUEST W.C

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

LOUNGE

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

KITCHEN/DINER

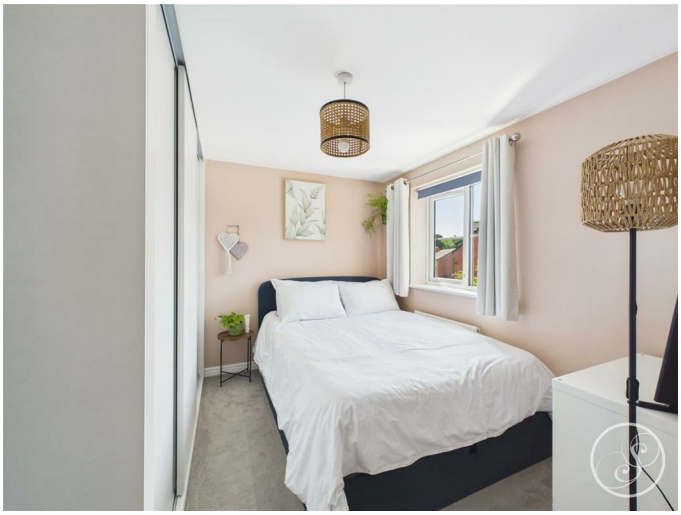


Range of wall and base units. Integrated oven with gas hob and extractor fan above. Plumbing for washing machine. Space for dishwasher and fridge/freezer. Sink and drainer. Space for dining table and chairs. Central heating radiator. Double glazed window to the rear elevation. French doors leading to the rear garden.

FIRST FLOOR LANDING

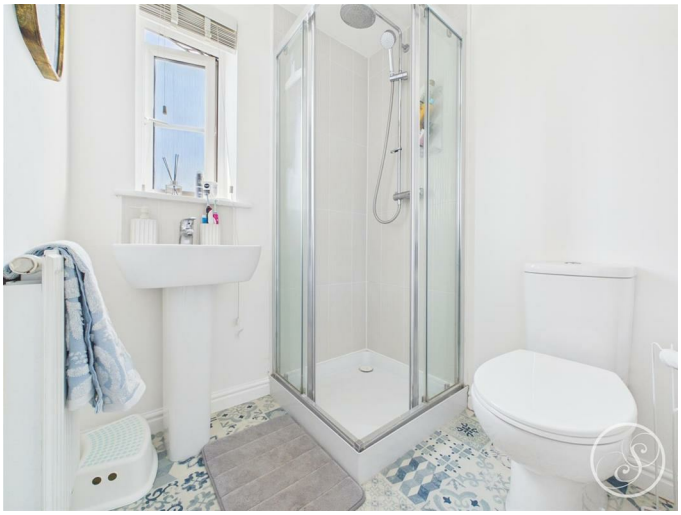
Loft access. Storage cupboard.

BEDROOM ONE



Double glazed window to the front elevation. Central heating radiator. Storage cupboard. Fitted wardrobes. Door off leading to en suite.

EN SUITE



Double glazed frosted window to the front elevation. Shower cubicle. Low flush w.c. Wash hand basin. Central heating radiator.

BEDROOM TWO

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

BEDROOM THREE

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

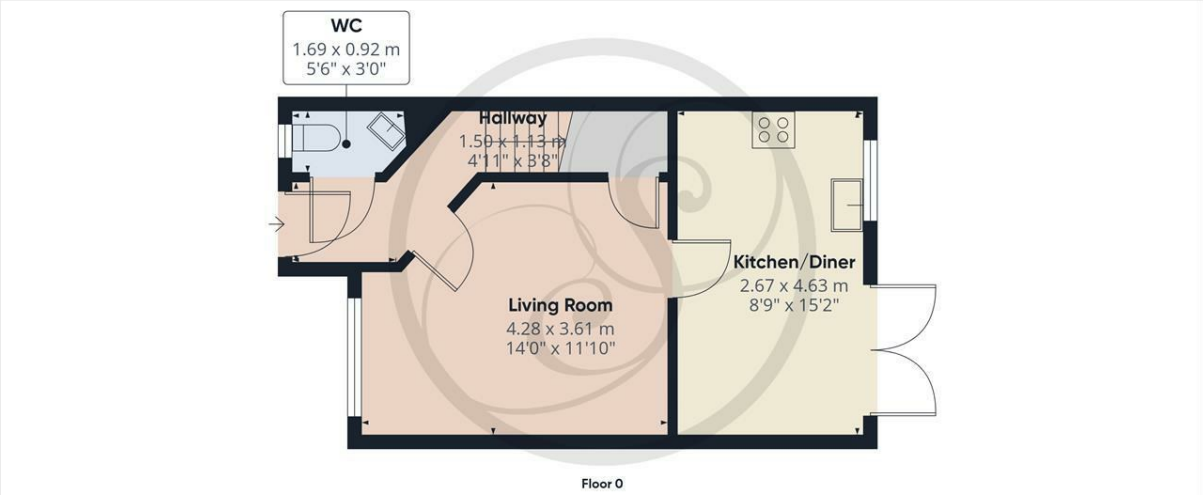
BATHROOM

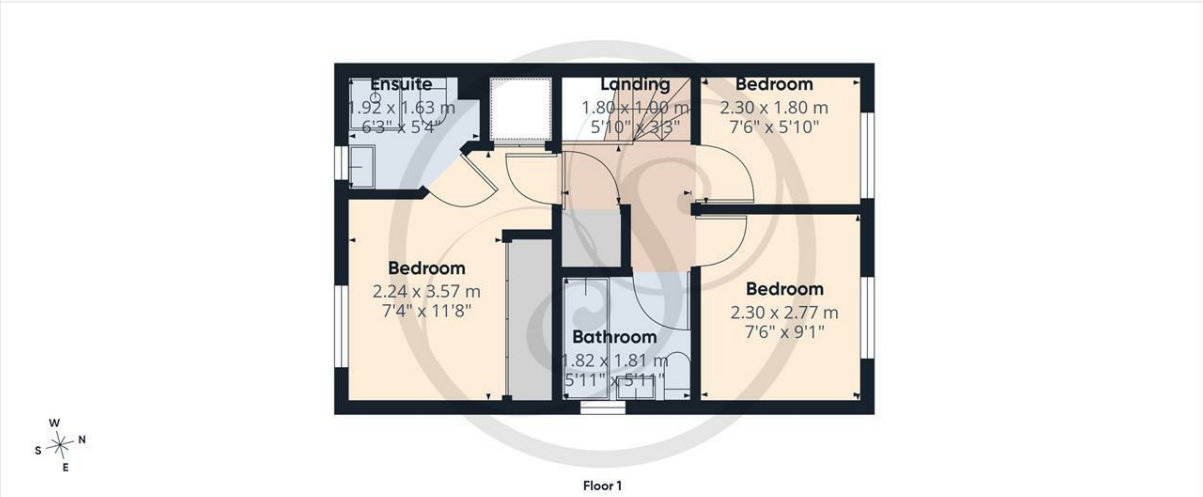
Double glazed frosted window to the side elevation. Low flush w.c. Wash hand basin. Bath. Central heating radiator.

EXTERNAL

Grass laid to lawn to the rear elevation along with A patio area providing space for seating. Driveway to the front of the property providing off street parking for multiple cars.

Floor Plan





Approximate total area(1)

63.1 m²

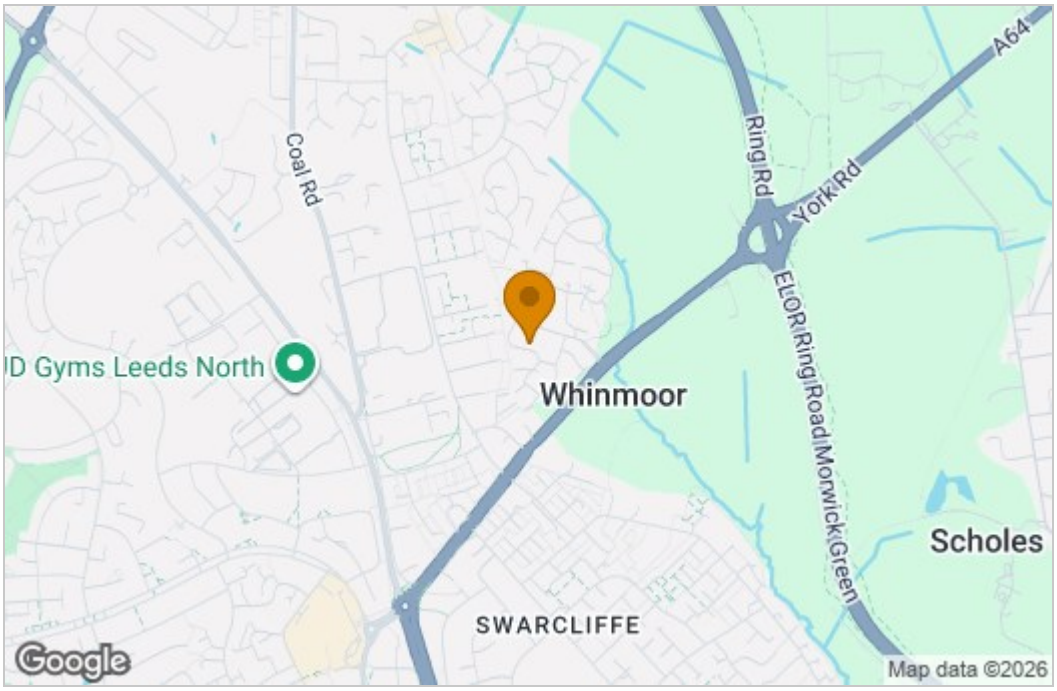
679 ft²

(1) Excluding balconies and terraces

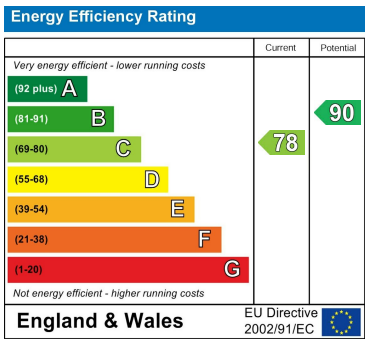
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

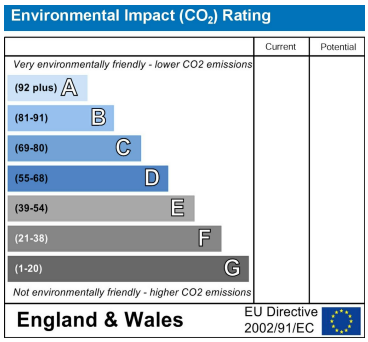
GIRAFFE360

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

1 Colton Road, Leeds, West Yorkshire, LS15 9AA
Tel: 0113 260 9111 Email:
east@stoneacreproperties.co.uk https://www.stoneacreproperties.co.uk

View properties before they come on the market by following us on Instagram - @stoneacreproperties