



**Stoneacre**  
Properties



**Howard Avenue, Leeds, LS15 0LY**

**£279,950**

Offered to the market is this well presented three bedroom semi detached house located on Howard Avenue, 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: entrance hallway, lounge, sitting room/diner, modern kitchen, first floor landing, three bedrooms and bathroom. Externally the property benefits from an enclosed rear garden with grass laid to lawn, garage providing storage and a driveway to the front providing off street parking. This beautiful property is not one to be missed to arrange your viewing please contact the office today. NO CHAIN.

### ENTRANCE HALL WAY

Door to the front elevation. Two double glazed frosted windows to the front elevation. Central heating radiator. Stairs leading to first floor landing.

### LOUNGE



Double glazed window to the front elevation. Fire place. Double glazed sliding doors to the rear elevation. Central heating radiator.

### SITTING ROOM/DINER



Double glazed window to the front and side elevation. Fire with surround. Central heating radiator.

### KITCHEN



Range of modern wall and base units. Integrated oven, microwave, fridge/freezer, washing machine and dish washer. Sink and drainer. Double glazed window to the rear elevation. Door to the side elevation.

### FIRST FLOOR LANDING

Loft access. Doors off to bedrooms one, two, three and bathroom.

### BEDROOM ONE



Double Room. Two double glazed windows to the front and rear elevation. Central heating radiator. Fitted wardrobes.

### BEDROOM TWO



Double room. Double glazed window. Built in storage. Central heating radiator.

### BEDROOM THREE



Double room. Double glazed window. Central heating radiator.

## SHOWER ROOM



Fitted with a shower, vanity wash hand basin and wc. In addition there is a double glazed window and a heated towel rail.

## EXTERNAL



To the front is lawned garden. To the side is driveway that leads to a garage. To the rear is a stunning garden that is mainly laid to lawn with a decking area and a summer house. There is also a lockable storage cupboard.

## SUMMER HOUSE

This summer house is a wonderful addition to this property and provides a great space for entertaining.

## GARAGE

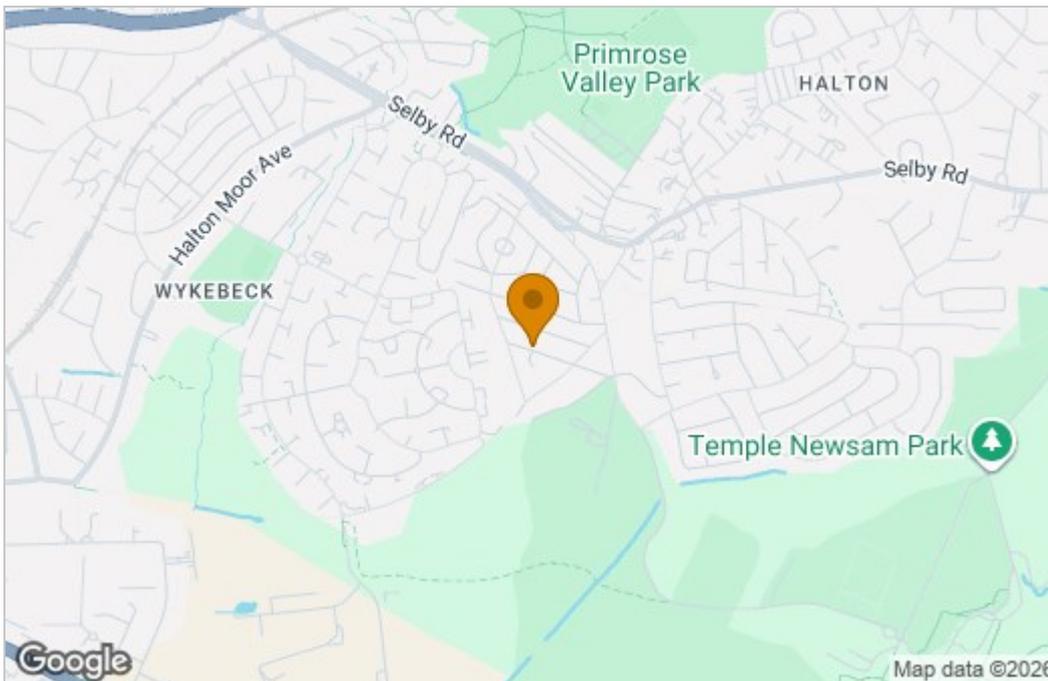


Up and over door to front.

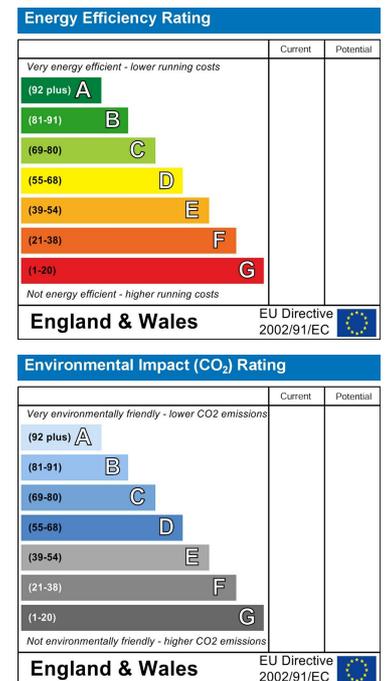
## Floor Plan



## Area Map



## Energy Efficiency Graph



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