



Stoneacre
Properties



Howard Avenue,, Leeds, LS15 0LY
£300,000

Offered to the market is this beautifully 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 porch, hall way, lounge, dining room, sun room, kitchen, first floor landing, three bedrooms, family bathroom and a use able loft room. Externally the property benefits from a large front garden with grass laid to lawn along with a rear garden with grass laid to lawn. Driveway to the side elevation providing off street parking. Garage with power and lights. This stunning 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 front elevation. Windows to the side elevation.

ENTRANCE HALL WAY

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

LOUNGE



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

DINING ROOM



Door leading through to sun room. Central heating radiator. Fire with surround. Space for dining table and chairs.

KITCHEN



Range of wall and base units. Integrated oven with gas hob and extractor fan above. Space for fridge/freezer. Sink and drainer. Plumbing for washing machine. Storage cupboard/pantry. Double glazed window to the rear elevation.

SUN ROOM



French doors leading to the rear garden. Double glazed windows.

FIRST FLOOR LANDING

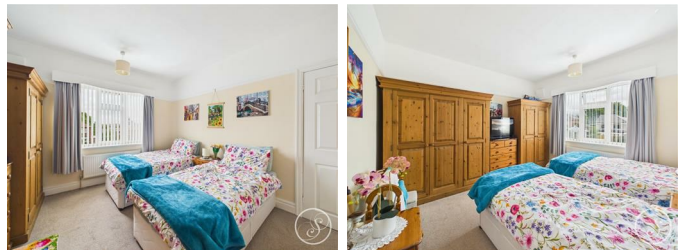
Double glazed window to the side elevation. Loft access.

BEDROOM ONE



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

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. Bath. Shower cubicle. Heated towel rail.

USABLE LOFT SPACE



Velux window. Currently used as a hobby room.

EXTERNAL



Large front garden with grass laid to lawn. Decking area to the rear elevation providing seating area.

Grass laid to lawn to the rear elevation. Driveway to the side providing off street parking.

GARAGE

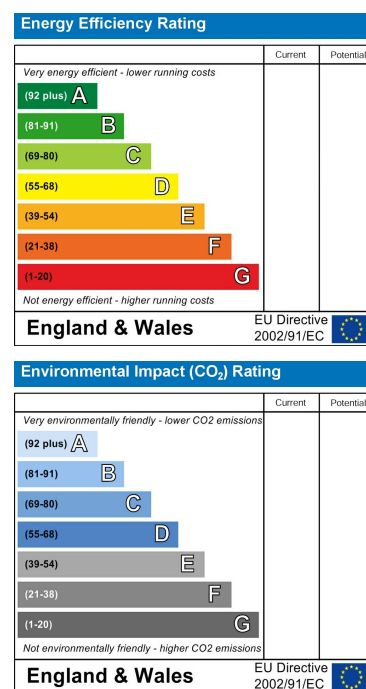
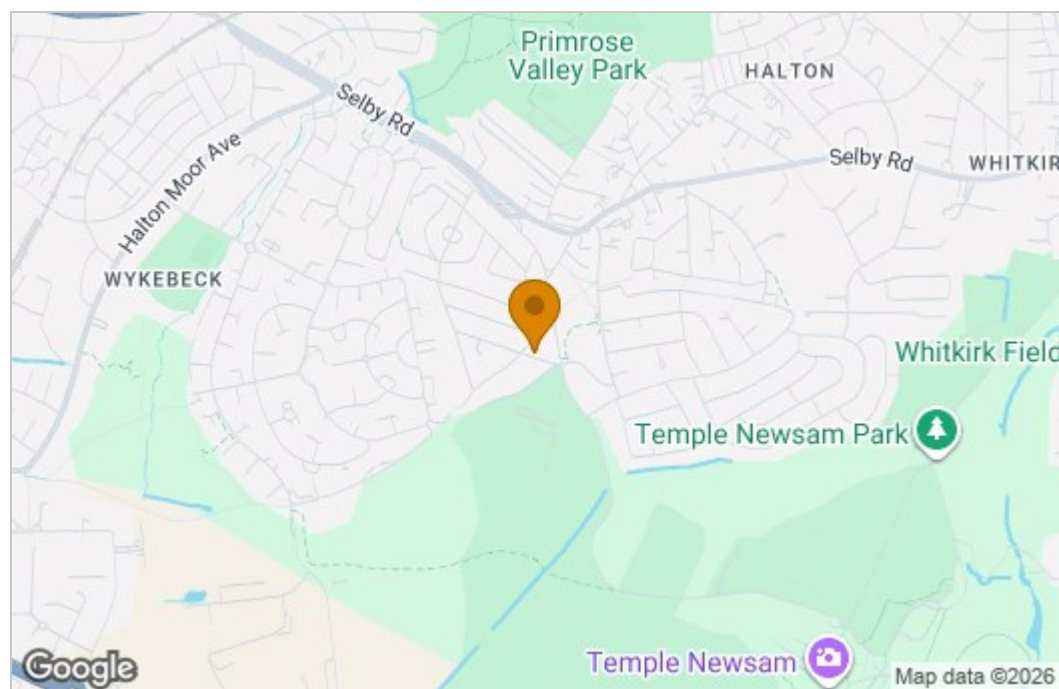


Power and lights.

Floor Plan



Area Map



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