



Stoneacre
Properties



Knavesmire, Leeds, LS26 0GW

£195,000

END TERRACENO CHAIN***WEST FACING REAR GARDEN***

Offered to the market is this beautiful two bedroom end terrace house located on the lovely Castlefields development, just off Leeds road, close to Rothwell, Leeds. The property is situated in a sought after location close to all local amenities including shops, schools and ideal transport links, including regular direct bus routes to Leeds and Wakefield and swift access to the M1 and M62 motorway networks. The property briefly comprises of: entrance hall way, lounge, kitchen/diner, first floor landing, two bedrooms and bathroom. Externally the property benefits from a west facing rear lawned garden and patio area. There is an allocated parking space providing off street parking with space down the side of the property for additional parking. This property is ideal for first time buyers or down sizers. To arrange your viewing of this highly desirable home, please contact the office today.

ENTRANCE HALL WAY

Door to the front elevation. Featuring a practical recessed entrance mat and useful hanging space for coats.

LOUNGE



Beautifully proportioned lounge. Double glazed window to the front elevation. Central heating radiator. Stairs leading to first floor landing.

KITCHEN/DINER



Modern and beautifully bright dining kitchen. Excellent range of gloss white wall and base units. Integrated oven. Space for fridge/freezer. Plumbing for the washing machine. Large white sink and drainer. Generous space for dining table and chairs. Double glazed window overlooking the rear west facing garden. Door with direct access to patio area at the rear. Central heating radiator.

FIRST FLOOR LANDING

Providing access to both bedrooms and the house bathroom.

BEDROOM ONE



A generous, bright double bedroom. Two double glazed windows to the rear elevation offering a

pleasant outlook over the rear garden. Central heating radiator. Ample storage space along the main wall for large wardrobes without compromising the spacious feel.

BEDROOM TWO



Second bedroom with double glazed window to the front elevation. Central heating radiator. Handy built in storage cupboard.

BATHROOM



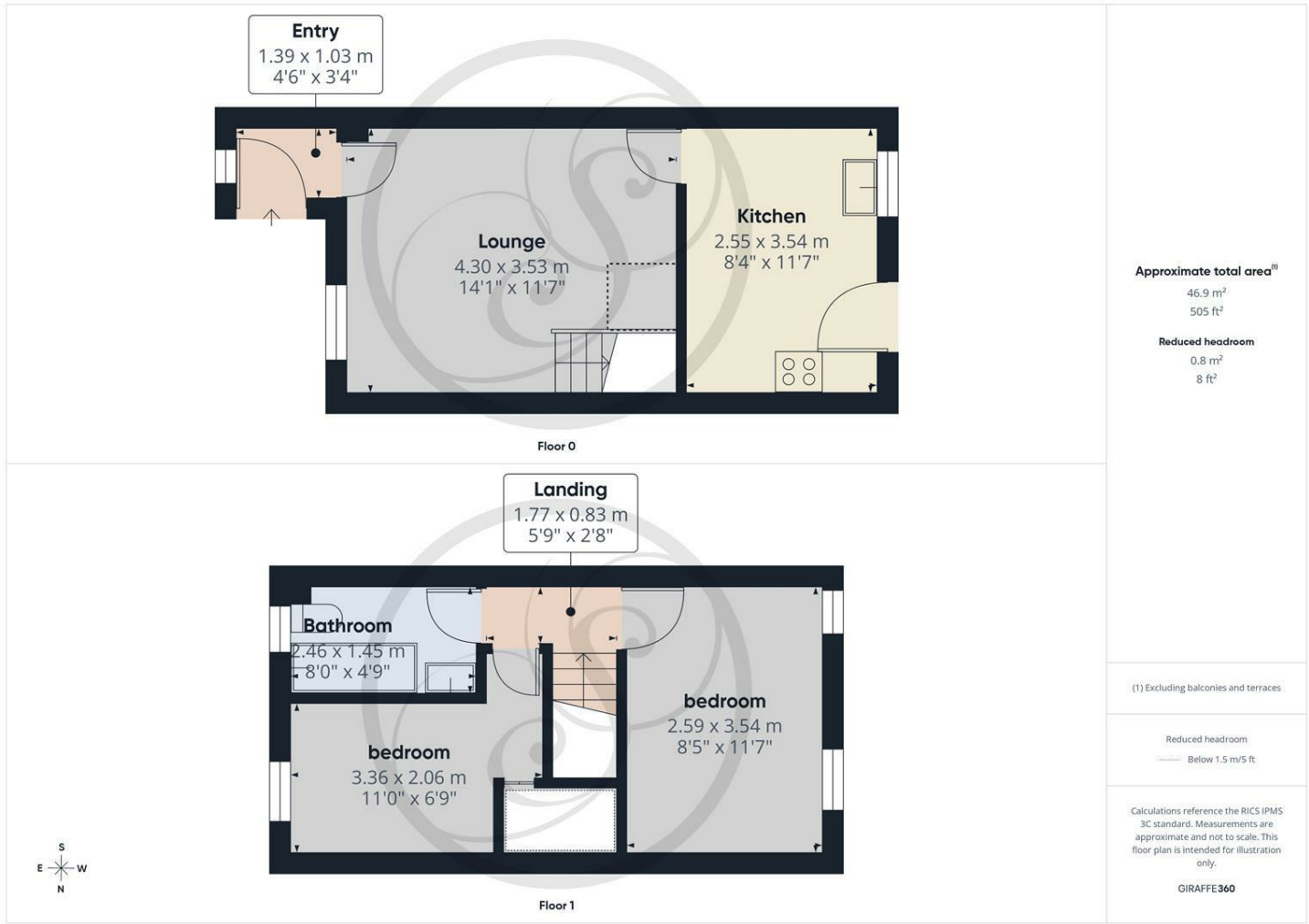
Modern immaculately presented fully grey tiled bathroom. Pristine white bathroom suite. Bath with white gloss paneling and over head shower. Gloss white vanity unit providing ample storage with an integrated wash hand basin. Low flush w.c. Double glazed frosted window to the front elevation. Chrome heated towel rail.

EXTERNAL



Lawned garden to the front elevation with established hedging providing a degree of privacy. To the rear there is a dedicated parking space with additional parking along the side of the property. The private rear garden features a neat lawn and patio area, perfect for enjoying the sunny west facing aspect.

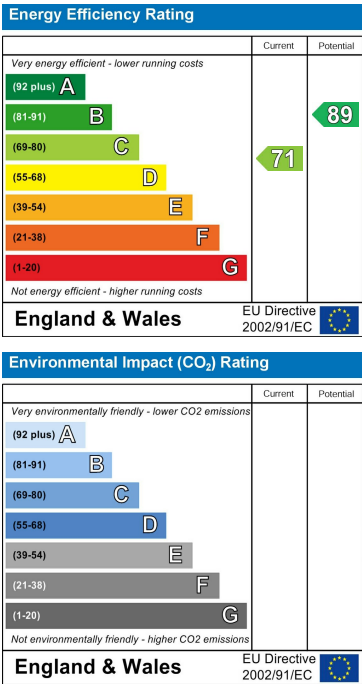
Floor Plan



Area Map



Energy Efficiency Graph



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