



**Stoneacre**  
Properties



**Laurel Hill Way, Leeds, LS15 9EW**  
**£176,400**

Located in Colton Village is this delightful first-floor apartment on Laurel Hill Way. This property is well-presented throughout, ensuring a warm and inviting atmosphere. The views from the property enhance the overall appeal, allowing you to enjoy the beauty of the surrounding area from the comfort of your home. Comprising: entrance with staircase leading to first floor, lounge, kitchen, two bedrooms and a bathroom. In addition there is a communal garden to the front and an allocated parking space. Early viewings are highly recommended as these apartments are not frequently offered for sale.

### Entrance



Door to front. Staircase leading to living accommodation.

### Lounge



To the rear is a double glazed window that offers lovely views.

### Kitchen



Fitted with a range of wall and base units with work surfaces over incorporating a sink and drainer unit. Electric oven and gas hob. Plumbing for washing machine. Space for fridge/freezer. Double glazed window to the rear.

### Bedroom One



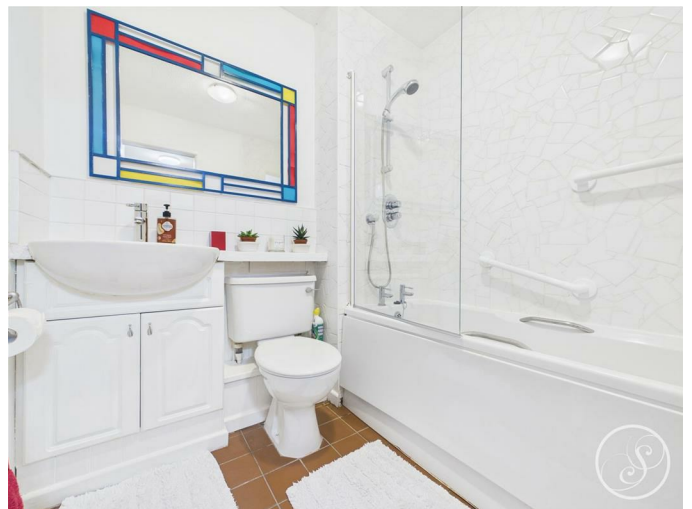
To the front is a double glazed window. Central heating radiator. Built in storage cupboard.

### Bedroom Two



To the front is a double glazed window. Central heating radiator. Built in wardrobes.

### Bathroom



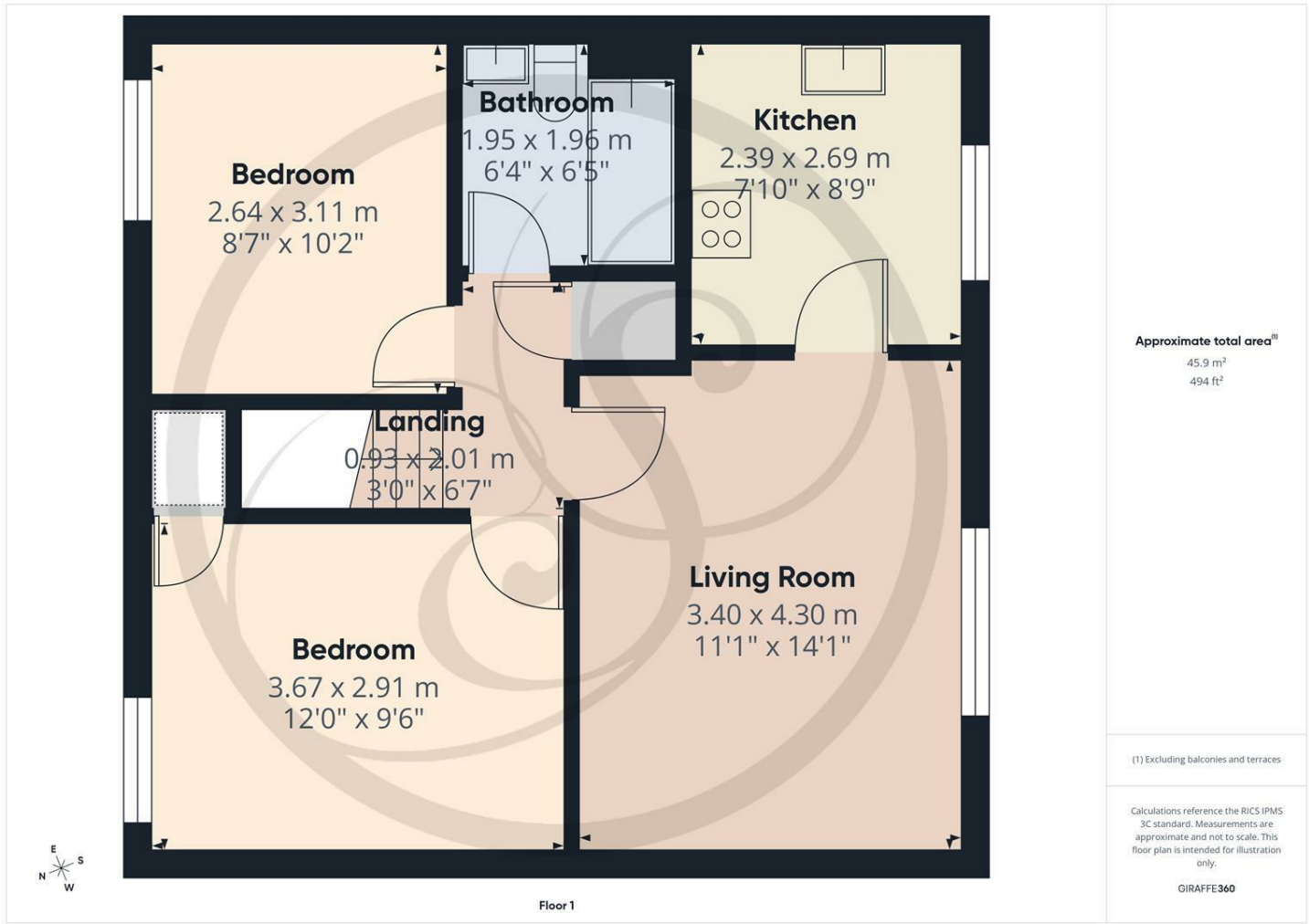
Fitted with a white suite comprising: bath with shower over, wash hand basin and wc. In addition there is a central heating radiator.

## External



To the rear is a communal garden. Allocated parking space.

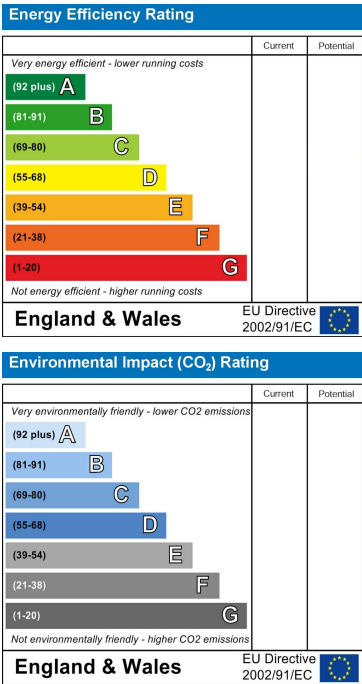
Floor Plan



Area Map



Energy Efficiency Graph



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