



**Stoneacre**  
Properties



**Dunhill Rise, Leeds, LS9 0EH**

**£265,000**

This stunning three bedroom semi detached family home is offered for sale. The property is beautifully presented throughout and is situated in a popular area close to many local amenities and transport links.

Comprising: entrance hall, lounge, kitchen/diner, conservatory, three bedrooms and a bathroom. Externally the property has well maintained gardens to the front and rear and a gated driveway. Early viewings are highly recommended.

## Entrance Hall



External door to front. Central heating radiator. Staircase leading to first floor.

## Lounge



Beautifully presented lounge with a double glazed window to the front. Modern fire. Central heating radiator. Double doors leading into the kitchen/diner.

## Kitchen/Diner



Modern fitted kitchen with a range of wall and base units with work surfaces over incorporating a sink and drainer unit. Integrated washing machine and dishwasher. Oven and hob with extractor fan. access into conservatory.

## Conservatory



Central heating radiator. Door leading to the rear garden.

## First Floor Landing

Access to the loft via a pull down ladder. The loft is fully boarded with a Velux window, power and light.

## Bedroom One



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

## Bedroom Two



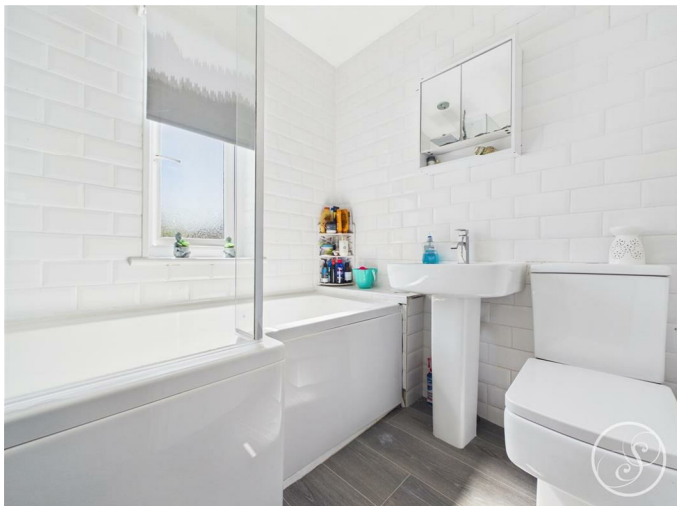
To the rear is a double glazed window and a central heating radiator.

## Bedroom Three



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

## Bathroom



Fitted with a modern white suite comprising bath with shower over, wash hand basin and wc. In addition there is tiling a double glazed window and a heated towel rail.

## External

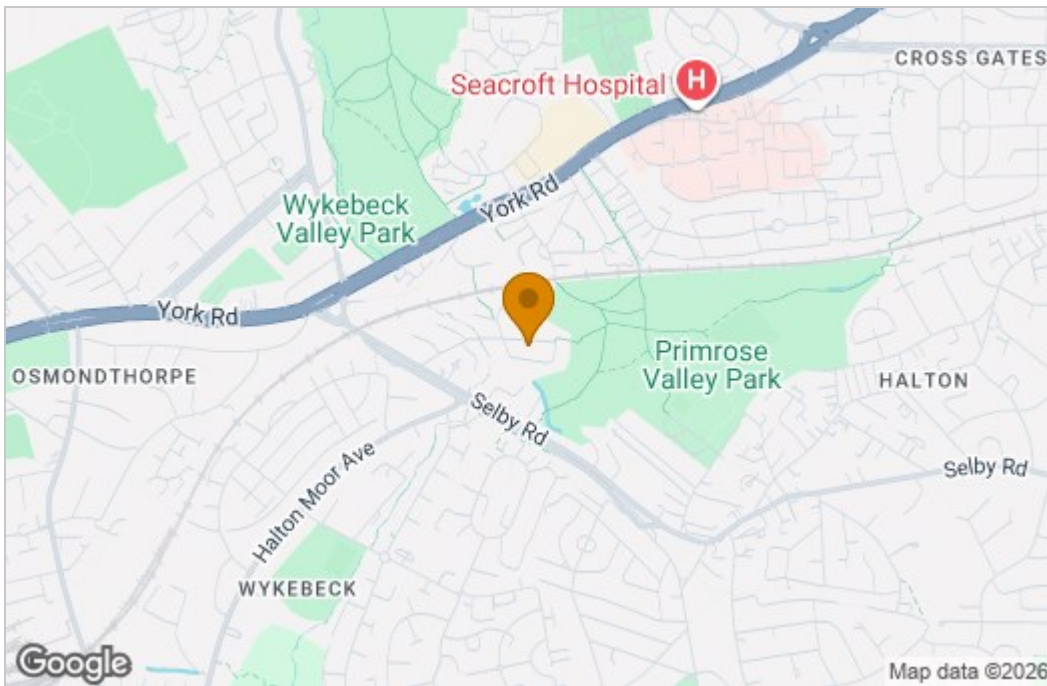


To the front is garden and a driveway that leads to the side. To the rear is a lovely garden that has a raised patio area.

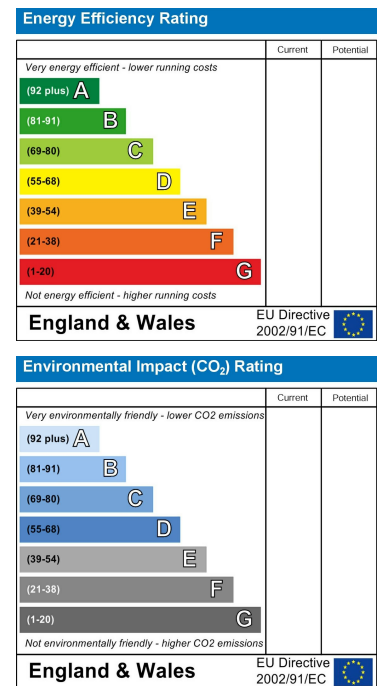
# Floor Plan



# Area Map



# Energy Efficiency Graph



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