



**Stoneacre**  
Properties



**Litton Way,, Leeds,, LS14 2DL**  
**Offers Over £230,000**

Offered for sale is this beautifully presented three bedroom modern townhouse. The property has been updated throughout and boasts a delightful rear garden that is fully enclosed and low maintenance. Comprising: entrance porch, kitchen, lounge, three bedrooms and a family bathroom. In addition there is also a garage with power and light. To the front is ample parking. Viewings are highly recommended to appreciate all that is on offer.

## ENTRANCE HALL WAY



Door to the front elevation. Plumbing for washing machine/dryer.

## KITCHEN



Range of wall and base units. Space for oven with extractor fan above. Sink and drainer. Space for fridge/freezer. Double glazed window to the front elevation. Central heating radiator.

## LOUNGE/DINER



Double glazed windows to the rear elevation. Sliding doors to the rear. Central heating radiator. Space for dining table and chairs. Stairs leading to the first floor landing.

## FIRST FLOOR LANDING

Loft access. Storage cupboard.

## 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 rear elevation. Central heating radiator.

## BATHROOM



Double glazed frosted window to the front elevation. Low flush w.c. Wash hand basin. Bath with shower above. Central heating radiator.

## EXTERNAL



Driveway to the front elevation. Low maintenance rear garden with pergola.

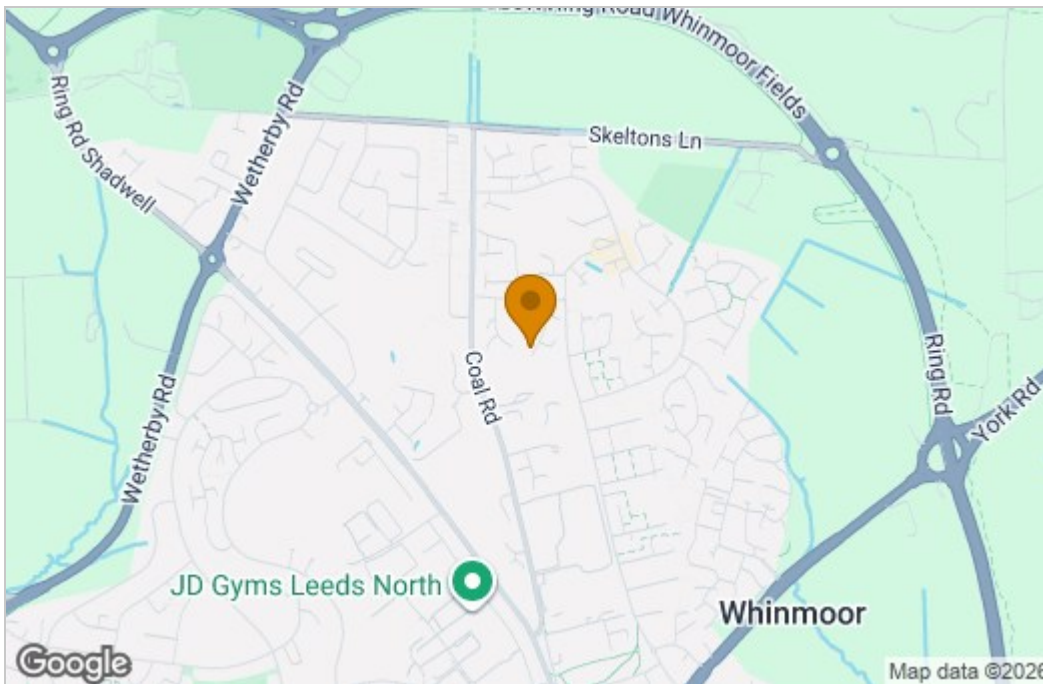
## GARAGE

Power and lights.

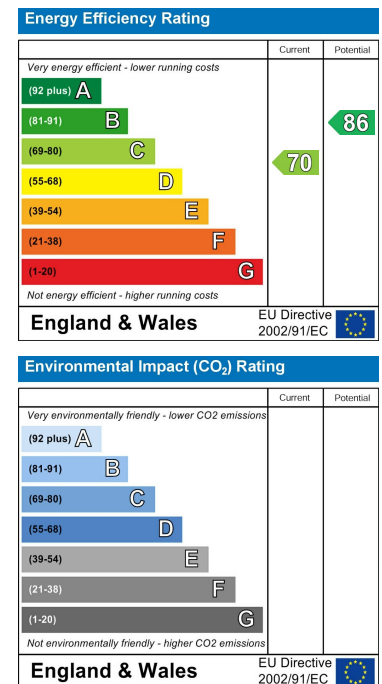
# Floor Plan



# Area Map



# Energy Efficiency Graph



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