



Stanks Rise | Swarcliffe | LS14 5PY

£75,000

First floor flat | Council Tax Band A | EPC rating C

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*** FANTASTIC FIRST BUY OR INVESTMENT OPPORTUNITY. ONE BEDROOM FIRST FLOOR FLAT WITH LOW ANNUAL MAINTENANCE CHARGE ***

A great opportunity for a first time buyer or buy to let investor (low maintenance fees). This one bedroom first floor flat is located in a popular area close to local amenities and just a short drive from the new East Leeds Orbital Road - ideal for access to the motorway network for commuters to Leeds, York and Wetherby. Offering PVCu double-glazing and gas central heating, kitchen, bathroom along with your own rear garden and balcony. This would make an ideal step onto the property ladder for a first time buyer and it is ready to move straight into.

In brief the accommodation comprises; entrance hall with staircase leading up to a landing plus kitchen, lounge, bedroom and a bathroom. Outside there is an enclosed garden to the rear.

Ground floor

Entrance Hall

Enter through a PVCu double-glazed door to the ground floor lobby which has a window to the front and a central heating radiator. A fixture cupboard provides useful storage and a staircase rises to the first floor.

First floor

Landing

With a window to the side elevation and a central heating radiator.

Living Room 3.05m x 5.03m (10'0" x 16'6")

A spacious lounge which offers enough space to be zoned into living and dining areas. Central heating radiator, window to the rear and a focal point fireplace which incorporates an electric fire.

Kitchen 3.31m x 1.85m (10'10" x 6'1")

Fitted with some wall and base units, one of which incorporates a sink with a side drainer. Two built-in cupboards provide storage/and or pantry space and houses the utility meters and the central heating boiler. Plumbed space for a washing machine, space for a tall

fridge/freezer and a cooker point. A window overlooks the side elevation.

Bedroom 3.18m x 4.14m (10'5" x 13'7")

A spacious double bedroom with a window to the front and a central heating radiator. Two built-in cupboards provide storage and hanging space.

Bathroom

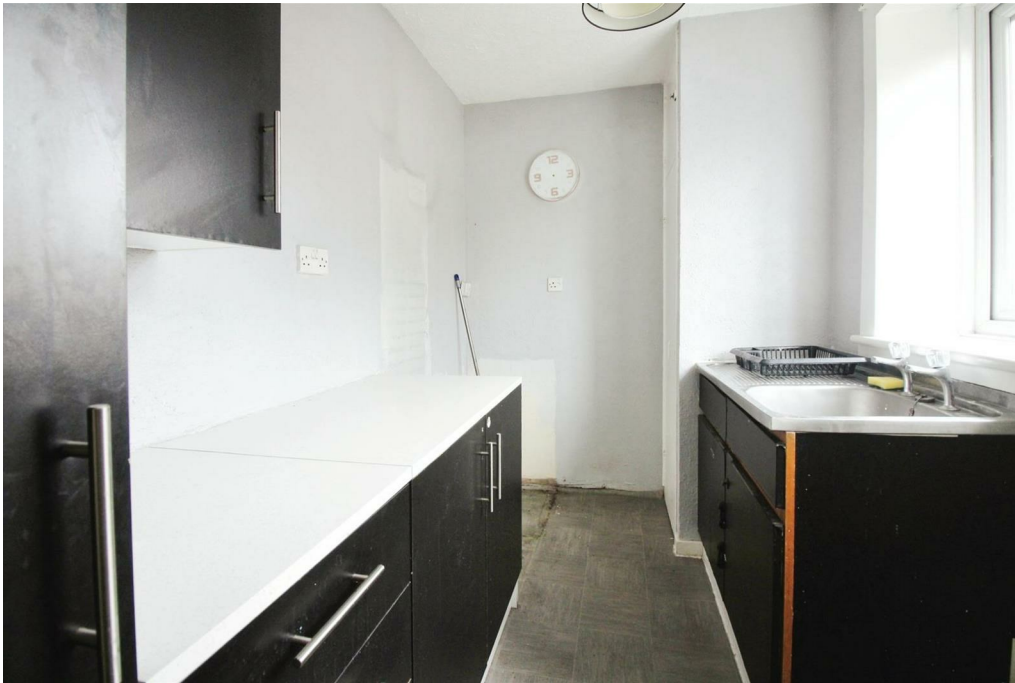
Fitted with a white suite which comprises; a panelled bath, a pedestal hand wash basin and a high flush w.c. Window to the side elevation and a central heating radiator.

Exterior

The property has shared access to the front and an enclosed garden to the rear. A balcony just off the living room provides a lovely spot to sit and enjoy the fresh air.

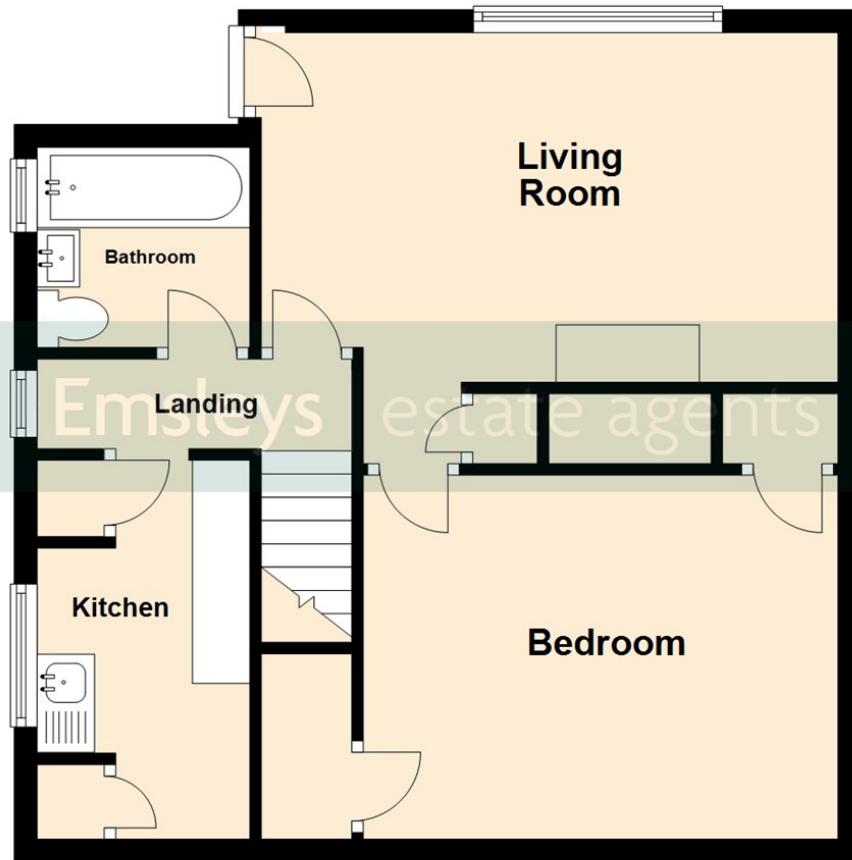
Directions

From the Crossgates office, proceed along Austhorpe Road and turn right at the traffic lights and take the second exit at the roundabout onto Crossgates Ring Road. At the next roundabout, turn right onto Barwick Road and proceed along through the traffic lights. Turn left onto Stanks Drive and follow the road before finally turning left onto Stanks Rise where the property can be found on the left hand side.



Ground Floor

Approx. 47.2 sq. metres (507.7 sq. feet)



Total area: approx. 47.2 sq. metres (507.7 sq. feet)

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.



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