



Stanks Gardens | Swarcliffe | LS14 5LS

£125,000

Three bedroom mid-terrace house | Council Tax Band A | EPC rating TBC

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***THREE DOUBLE BEDROOM MID-TERRACE! RENOVATION REQUIRED SOLD WITH NO CHAIN ***

This spacious mid-terrace house is an ideal first purchase. The house offers spacious well proportioned room along with PVCu double-glazed windows and doors and a good sized rear garden.

The accommodation briefly comprises to the ground floor; hallway, utility area, spacious living room and a fitted kitchen. To the first floor there are three really well proportioned bedrooms, bathroom and separate w.c. Outside there is a small low maintenance garden to the front and a larger, sunny garden to the rear with a paved area.

The location is conveniently placed for local schools, local amenities and shops plus public transport routes. Ideal for commuters requiring access to Leeds, Wetherby and York, with main arterial roads providing access to surrounding districts and motorway networks, including the A64 York Road.

Viewing is recommended to appreciate the accommodation on offer.

*** Call now 24 hours a day 7 days a week to arrange your viewing ***

Entrance Hall

The hallway is accessed by a PVCu entry door and there is space for a coat and shoe rack, a door leads into another area which could easily be incorporated into the kitchen or used as a separate study or playroom - you choose!

Living Room 6.76m x 3.30m (22'2" x 10'10")

Very spacious, this room is flooded with light from the dual aspect windows and again offers potential to change into two rooms if required. There is an electric fireplace and two double-glazed windows.

Kitchen 3.68m x 2.79m (12'1" x 9'2")

Fitted with a range of wall and base units with contrasting work surfaces over. There is a stainless steel sink with side drainer, a built under electric oven with gas hob over and a plumbed space for a washing machine. The splashbacks

are tiled. There is also a fixture pantry cupboard and a PVCu double-glazed window and door which leads out to the rear garden.

Landing 1.26m x 0.87m (4'2" x 2'10")

Loft access and two very useful storage cupboards - ideal for linens and towels.

Bedroom 1 3.38m x 3.30m (11'1" x 10'10")

A double bedroom with a fixture cupboard and a double-glazed window overlooking the front garden.

Bedroom 2 3.30m x 3.71m (10'10" x 12'2")

Being 'L' shaped. Another double bedroom with a double-glazed window overlooking the rear garden.

Bedroom 3 3.42m x 1.83m (11'3" x 6'0")

A very spacious single or small double room with fixture bulk head cupboard and double-glazed window placed to the front.

Bathroom

Fitted with a paneled bath and hand wash basin and having a window to the rear.

WC

Fitted with a low flush w.c and a window to the rear.

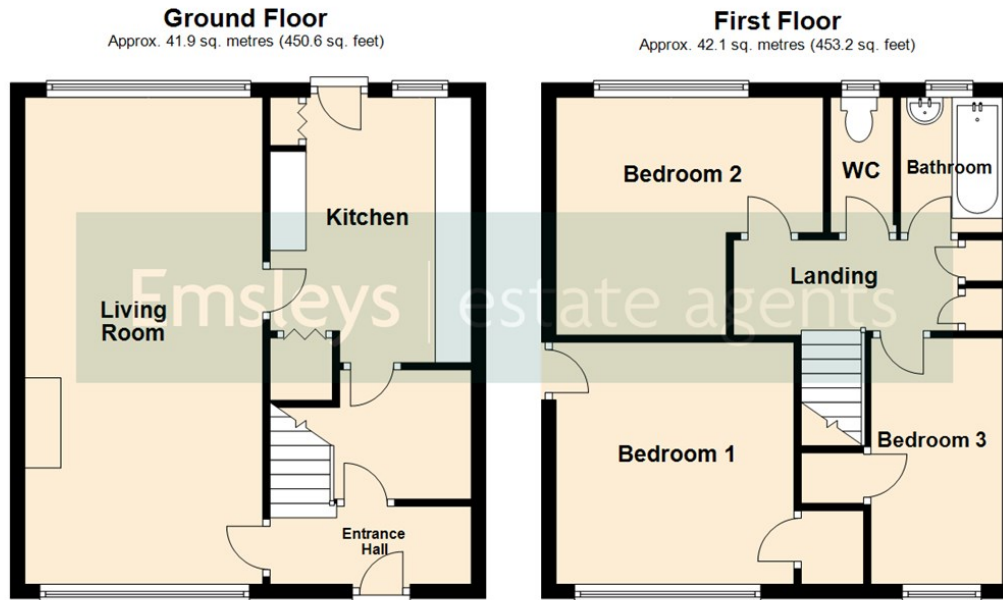
Exterior

To the front is a small lawned garden with fencing and hand gate. The rear garden is south facing and very sunny being low maintenance with some paving and a tarmaced area.

Directions

From the Crossgates office, proceed along Austhorpe Road and turn right. At the roundabout, take the third turning onto Crossgates Ring Road. At the next roundabout, turn right onto Barwick Road. Continue, through the traffic lights, turning left onto Stanks Drive, continue forward onto Stanks Lane south and then take the second right hand turn onto Ash Tree Approach, at the end turn left onto Stanks Gardens where the property can be found immediately on the left facing onto the school play ground.





Total area: approx. 84.0 sq. metres (903.8 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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