



**Stanks Road, Leeds LS14 5PN**



**welcome to**

**Stanks Road, Leeds**

William H Brown is proud to present to the market this THREE bedroom SEMI-DETACHED house for sale. This property benefits from front and rear GARDENS, DRIVEWAY and GARAGE. Viewings are highly recommended to appreciate this forever family home. Call us NOW on 0113 260 0945.



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This property comprises in brief on the first floor; welcoming entrance hall giving access to the kitchen, lounge and staircase rising to the first floor. To the first floor there is a landing leading to three bedrooms and the family bathroom. Externally, this property benefits from gardens to the front and rear. Additionally, there is a driveway and garage providing off-street parking for multiple vehicles.

Situated in Leeds East LS14 enjoys a range of local amenities with convenient transport links at the A58 Wetherby Road, A64 York Road, Leeds Outer Ring Road and the A1/M1 link road. Neighbouring Crossgates and Oakwood offer additional amenities.

### **Entrance Hall**

### **Kitchen**

13' 3" x 9' 2" ( 4.04m x 2.79m )

### **Lounge**

22' 3" x 11' 9" ( 6.78m x 3.58m )

### **Conservatory**

9' 4" x 9' 4" ( 2.84m x 2.84m )

### **First Floor**

### **Bedroom One**

10' 5" x 12' 6" ( 3.17m x 3.81m )

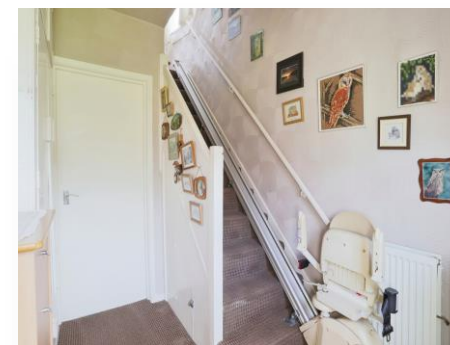
### **Bedroom Two**

9' 5" x 9' 7" ( 2.87m x 2.957m )

### **Bedroom Three**

8' x 8' 8" ( 2.44m x 2.64m )

### **Bathroom**



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## welcome to Stanks Road, Leeds

- SEMI-DETACHED HOUSE
- THREE BEDROOMS
- KITCHEN/LOUNGE/CONSERVATORY
- FRONT AND REAR GARDENS
- OFF-STREET PARKING; DRIVEWAY AND GARAGE

Tenure: Freehold EPC Rating: Awaiting

# £160,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
CGT110217 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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