



**Stanks Lane North, Leeds LS14 5DD**

**welcome to**

**Stanks Lane North, Leeds**

William H Brown are pleased to bring to market this well presented three bedroom mid-terrace property. Boasting spacious rooms, front and rear gardens and a detached garage, this is an ideal home for first time buyers.



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The property briefly comprises: ground floor hosts an entrance hallway, lounge, dining room, kitchen and a WC. The first floor encompasses three good sized bedrooms and the family bathroom. Externally there is front and rear gardens, and a detached garage which can be found across the road.

The location hosts an abundance of local amenities, including independent shops, bars and restaurants. It is within close proximity to excellent outdoor spaces such as Temple Newsam, and Leeds Golf Course. There are good access links to Leeds City Centre, as well as being short distance from East Leeds Orbital Route, with access to M1/A1 and M62.

### **Lounge**

13' 11" x 11' ( 4.24m x 3.35m )

### **Dining Room**

7' 10" x 10' 11" ( 2.39m x 3.33m )

### **W.C**

### **Kitchen**

9' 11" x 10' 7" ( 3.02m x 3.23m )

### **Bedroom One**

13' x 9' ( 3.96m x 2.74m )

### **Bedroom Two**

10' x 10' ( 3.05m x 3.05m )

### **Bedroom Three**

8' 10" x 10' ( 2.69m x 3.05m )

### **Bathroom**

### **External**



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welcome to

## Stanks Lane North, Leeds

- Three Bedrooms
- Detached Garage
- Front & Rear Garden
- Popular Location
- Mid-Terrace

Tenure: Freehold EPC Rating: D

**£175,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
CGT110362 - 0002

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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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