









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

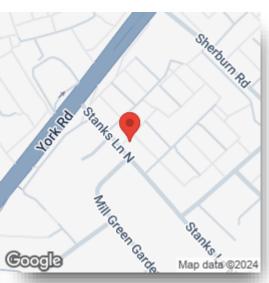
Tenure: Freehold EPC Rating: D

£175,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/CGT110362



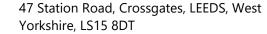
Property Ref: CGT110362 - 0002 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only)

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 quidance 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 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

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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.