



**Stanks Drive, Leeds LS14 5QD**



***welcome to***

**Stanks Drive, Leeds**

William H Brown is proud to present to the market this TWO bedroom SEMI-DETACHED house for sale. This property benefits from OFF-STREET parking, fully enclosed GARDEN to the REAR. Viewings are highly recommended to appreciate this property, call us now on 0113 260 0945.



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This property has been newly renovated and decorated by the owners and is ready to move into and comprises of brief; ground floor welcoming entrance hall giving access to the lounge, kitchen/diner, guest W/C and staircase rising to the first floor. To the first floor there is a landing leading to two good size bedrooms and the house bathroom. Externally, to the front there is a driveway providing off-street parking, and to the rear there is a low maintenance fully enclosed lawn garden and patio area; perfect for summertime entertaining.

LS15 is a popular and very convenient location situated to the East of Leeds. Offering many local attractions & amenities including Temple Newsam House, grounds & golf course. There is a selection of schools for all ages, local parks & excellent shopping facilities, including the Crossgates Shopping Centre. Restaurants, pubs and micro bars and overnight stay facilities can be found in Crossgates, Halton & Colton. For the commuter excellent vehicular access to A63, A58, A64, A1 /M1 links, the outer Ring Road, and East Leeds Orbital Route.

## Ground Floor

### Lounge

10' MAX x 13' 8" MAX ( 3.05m MAX x 4.17m MAX )

### Kitchen/Dining Room

12' 8" MAX x 8' 1" MAX ( 3.86m MAX x 2.46m MAX )

### Guest W/C

### First Floor

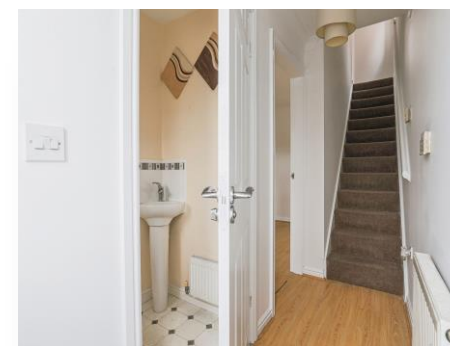
### Bedroom One

13' MAX x 8' 7" MAX ( 3.96m MAX x 2.62m MAX )

### Bedroom Two

7' 5" MAX x 13' 8" MAX ( 2.26m MAX x 4.17m MAX )

### Bathroom



***view this property online*** [williamhbrown.co.uk/Property/CGT110510](http://williamhbrown.co.uk/Property/CGT110510)





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## **Stanks Drive, Leeds**

- SEMI-DETACHED HOUSE
- TWO GOOD SIZE BEDROOMS
- OPEN PLAN KITCHEN AND DINING ROOM
- GUEST W/C
- OFF-STREET PARKING; DRIVEWAY

Tenure: Freehold EPC Rating: Awaiting

# £175,000



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/CGT110510](https://williamhbrown.co.uk/Property/CGT110510)



Property Ref:  
CGT110510 - 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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