

**Stanks Drive, LEEDS LS14 5QD** 





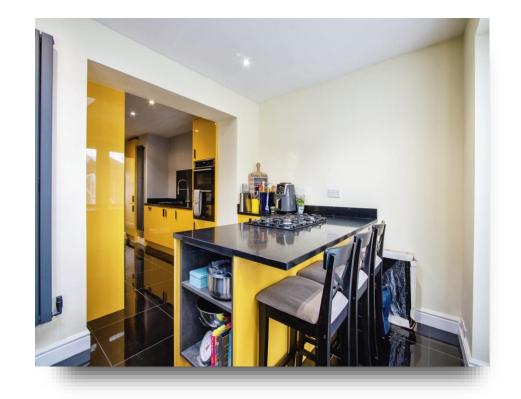


# welcome to

# **Stanks Drive, LEEDS**

This beautifully three bedroom extended through-terrace property is situated in a highly convenient and sought-after location, making it an ideal choice for a wide range of buyers, particularly first-time homeowners and growing families. Viewings are highly recommended, call us now on 0113 260 0945.





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The ground floor boasts a spacious entrance lobby leading to a sleek, high-shine tiled floor, an open-plan breakfast/dining kitchen with high-quality fittings, and seamless access to the rear garden through French doors. A bright dining area, enhanced by a striking lantern skylight, flows effortlessly into the living space. Upstairs, the property offers three well-proportioned bedrooms and a contemporary shower room.

Externally, the property boasts a low-maintenance concrete front garden, while the rear garden is generously sized and enclosed for privacy. It features an artificial lawn, a slate-flagged patio area, and ample space for outdoor enjoyment-perfect for families with children, pet owners, or entertaining guests during the warmer months.

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

11' 8" MAX x 8' 3" MAX ( 3.56m MAX x 2.51m MAX )

### **Dining Room**

17' 1" MAX x 8' MAX ( 5.21m MAX x 2.44m MAX )

### Lounge

9' 9" MAX x 21' 2" MAX ( 2.97m MAX x 6.45m MAX )

#### **First Floor**

#### **Bedroom One**

12' 9" MAX x 11' 1" MAX ( 3.89m MAX x 3.38m MAX )

#### **Bedroom Two**

7' 9" MAX x 10' 7" MAX ( 2.36m MAX x 3.23m MAX )

#### **Bedroom Three**

7' 10" MAX x 10' MAX ( 2.39m MAX x 3.05m MAX )

#### **Shower Room**











## welcome to

## **Stanks Drive, LEEDS**

- EXTENDED THROUGH TERRACE
- THREE BEDROOMS
- MODERN FITTED DINING KITCHEN
- GARDENS TO THE FRONT AND REAR
- POPULAR AND CONVENIENT LOCATION

Tenure: Freehold EPC Rating: C

# £190,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/CGT110670



Property Ref: CGT110670 - 0003

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