



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



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- 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

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Property Ref:
CGT110670 - 0003

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.

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