



**Stanks Lane South, Leeds LS14 5PD**



**welcome to**

## **Stanks Lane South, Leeds**

Semi-detached house offers comfortable living with an open-plan lounge and dining area, a shower room, and two spacious bedrooms. Enjoy both front and rear gardens, ideal for relaxing or entertaining. Additional benefits include off-street parking via a private driveway and a detached garage.



## **Ground Floor**

### **Lounge/Dining Room**

19' 3" MAX x 10' 5" MAX ( 5.87m MAX x 3.17m MAX )

Lounge and dining room with feature fireplace, carpeted throughout, windows to the front and rear allowing lots of natural light flow within this room, central heating radiator.

### **Kitchen**

7' 2" MAX x 10' 6" MAX ( 2.18m MAX x 3.20m MAX )

Kitchen with fully fitted wall and base units, integrated appliances, splash back tiles, spotlights, window to the rear, door to the side giving access to the rear garden.

## **First Floor**

### **Bedroom One**

12' 4" MAX x 10' 1" MAX ( 3.76m MAX x 3.07m MAX )

Carpeted throughout, two windows to the front, central heating radiator.

### **Bedroom Two**

8' 8" MAX x 15' 2" MAX ( 2.64m MAX x 4.62m MAX )

Carpeted throughout, window to the rear, central heating radiator.

### **Shower Room**

Shower room incorporating a walk in shower, washing hand basin, W/C, window to the rear.



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## Stanks Lane South, Leeds

- SEMI-DETACHED HOUSE
- TWO BEDROOMS
- OPEN-PLAN LOUNGE AND DINING ROOM
- SHOWER ROOM
- OFF-STREET PARKING VIA DRIVEWAY AND DETACHED GARAGE

Tenure: Freehold EPC Rating: D

Council Tax Band: A

**£205,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
CGT111199 - 0002

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