



Stanmore Crescent, Leeds LS4 2RY

welcome to

Stanmore Crescent, Leeds

A spacious three bed semi-detached property situated in a popular and sought after location, which offers great access to local amenities and transport links.



Stanmore Crescent

A three bed semi-detached house, situated in a popular residential area of Burley, close to local amenities and excellent transport links to City Centre and beyond. In brief the accommodation comprises; entrance hall, lounge, dining room, kitchen, downstairs wc, three bedrooms, bathroom, separate wc and useable loft room. Externally the property offers gardens to the front and rear as well as a driveway providing off street parking.

Entrance Hall

The front entry door opens in to the entrance hall.

Lounge

13' 5" x 12' 2" (4.09m x 3.71m)

Having a gas fire, radiator and double glazed window to the front elevation.

Dining Room

13' 4" x 10' 7" (4.06m x 3.23m)

Having a radiator and double doors opening through to the kitchen.

Kitchen

10' 9" x 6' 6" (3.28m x 1.98m)

Fitted with a range of wall and base units with complimentary work surfaces over which incorporates a double sink unit. Split level cooking comprises; electric oven and electric hob with cooker hood over. Integrated fridge freezer and plumbing for washing machine and dishwasher. Double glazed windows to the rear elevation and double glazed doors open out to the garden.

Downstairs Wc

Fitted with a wash hand basin and low flush wc. Double glazed window to the side elevation.

First Floor Landing

Stairs rise from the entrance hall up to the first floor landing.

Bedroom One

11' 9" x 10' 5" (3.58m x 3.17m)

A double bedroom with a double glazed window to the front elevation.

Bedroom Two

12' 4" x 11' 8" (3.76m x 3.56m)

A second double bedroom with double glazed window to the rear elevation.

Bedroom Three

6' 8" x 7' 6" (2.03m x 2.29m)

With double glazed windows to the front and side elevation.

Bathroom

Fitted with a paneled P shaped bath with shower over and glass shower screen to the side and a vanity wash hand basin. Chrome ladder style radiator and double glazed window to the rear elevation.

Separate Wc

Low flush wc, radiator and double glazed window to the side elevation.

Loft Room

10' 10" x 18' 2" (3.30m x 5.54m)

With restricted head height.

Radiator and recently fitted Velux windows.

Externally

To The Front

At the front of the property there is a driveway providing off street parking and a lawned area.

To The Rear

10' 9" x 18' 2" (3.28m x 5.54m)

A lawned garden with mature hedge borders.



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welcome to

Stanmore Crescent, Leeds

- Guide Price £280,000 -£290,000
- Semi-Detached House
- Three Bedrooms
- Front & Rear Gardens
- Driveway

Tenure: Freehold EPC Rating: D

guide price

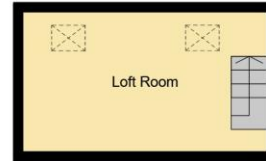
£280,000



Ground Floor



First Floor



Second Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



Please note the marker reflects the postcode not the actual property

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Property Ref:
HEA108494 - 0002

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