



Stanmore Street, Leeds LS4 2RS

welcome to

Stanmore Street, Leeds

This spacious five-bedroom mid-terraced home offers modern living across three floors, perfect for families or investors needing flexible space. Two of the bedrooms benefit from private en-suite facilities—ideal for guests, older children, or multi-generational living.



Auctioneer's Comments

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Lounge

16' 1" max x 11' 6" max (4.90m max x 3.51m max)
Spacious carpeted lounge with a front window, radiator, and open archway leading into the kitchen.

Kitchen

15' 8" max x 12' max (4.78m max x 3.66m max)
This generous kitchen boasts gleaming cream gloss cabinetry, sleek laminate worktops, and easy-clean lino flooring. Freestanding appliances offer flexibility, while twin rear windows bathe the space in natural light.

Bedroom 1 (basement)

15' max x 11' 9" max (4.57m max x 3.58m max)
Spacious carpeted double bedroom tucked away in the basement, featuring a rear-facing window for natural light. Offers room for freestanding furniture and includes a built-in storage cupboard for added practicality.

Ensuite (basement)

Modern ensuite bathroom nestled in the basement bedroom, featuring tiled flooring, a panelled bath with overhead shower, sleek toilet, stylish sink, radiator, and extractor fan for added comfort and ventilation.

Bedroom 2 (1st Floor)

12' 2" max x 7' 11" max (3.71m max x 2.41m max)
First-floor double bedroom featuring plush carpet flooring and a rear-facing window that brings in natural light. There's ample room for freestanding furniture, and a radiator ensures year-round comfort.

Bedroom 3 (1st Floor)

13' 10" to chimney x 12' 11" to chimney (4.22m to chimney x 3.94m to chimney)
First-floor double bedroom with soft carpet underfoot and twin front-facing windows that flood the space with natural light. A charming fireplace adds character, while a radiator ensures cosy warmth. Generous proportions allow for freestanding furniture to suit any layout.

Ensuite (bedroom 3)

Attached to Bedroom 3 on the first floor is a sleek ensuite featuring easy-care lino flooring, a modern shower enclosure, pedestal sink, and toilet—combining functionality with everyday comfort.

Bathroom

Bright and functional bathroom with easy-maintenance lino flooring, a modern shower enclosure, rear-facing window for natural light, pedestal sink, toilet, and a clean panelled ceiling finish

Bedroom 4 (attic)

11' 2" max x 9' 8" max (3.40m max x 2.95m max)
Charming attic double bedroom with cosy carpet flooring, a Velux window for natural light, and angled ceilings that add character. There's space for freestanding furniture, and a radiator keeps the room comfortably warm.

Bedroom 5 (attic)

14' max x 8' 9" max (4.27m max x 2.67m max)
Charming attic double bedroom with cosy carpet flooring, a Velux window for natural light, and angled ceilings that add character. There's space for freestanding furniture, and a radiator keeps the room comfortably warm.



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Stanmore Street, Leeds

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- 5 Bedroom Midterraced Property
- Previously Rented for £2275 (Based On HMO) this represents over a 9% yield

Tenure: Freehold EPC Rating: D

Council Tax Band: B

guide price

£240,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
HEA109241 - 0006

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