









welcome to

Stainburn Crescent, Leeds

A three bedroom semi detached house in a very popular residential area with well presented kitchen/diner, newly fitted shower room, off street parking and private rear garden. Properties in this area don't stay on the market long so early viewing is advised.













Entrance Hall

Enter from the front into the hallway with a useful understairs storage cupboard which houses the boiler and stairs leading to the first floor.

Lounge

14' 5" x 11' 4" (4.39m x 3.45m)

A good size room having a gas fire set on a marble hearth, carpet flooring, radiator and a bay window to the front.

Kitchen/Diner

17' 5" x 10' 3" (5.31m x 3.12m)

A well presented kitchen/diner offering a good range of wall and base units with worksurfaces incorporating a sink and drainer with a tiled splashback. Integrated appliances include a washing machine, dishwasher and there are spaces for a full height fridge freezer and free standing oven. There is a window overlooking the garden. Laminate flooring continues into the dining area where there is space for a table and chairs and patio doors leading out to the garden.

Bedroom One

11' 2" x 10' 2" (3.40m x 3.10m)

A good size double bedroom positioned to the front elevation with carpet flooring, radiator and a window to the front.

Bedroom Two

11' x 9' 7" (3.35m x 2.92m)

A double bedroom positioned to the rear elevation with carpet flooring, radiator and a window overlooking the garden.

Bedroom Three

6' 9" x 6' 5" (2.06m x 1.96m)

A good size single bedroom positioned to the front elevation with carpet flooring, radiator and a window to the front.

Shower Room

A well presented and newly fitted shower room, fully tiled and fitted with a three piece suite comprising of a large walk in shower, wc and pedestal wash hand basin. The room also benefits from a chrome heated towel rail and a window to the rear.

Outside

To the front and side of the house there is a fully tarmacked driveway providing off street parking for multiple vehicles with a high hedge perimeter for privacy. To the rear there is a good sized garden having a paved seating area leading off the house with a good size lawn beyond all kept private with mature trees.

Garage

A single detached garage with an up and over door, power, lighting and a window to the side.





welcome to

Stainburn Crescent, Leeds

- Semi Detached House
- Three Good Size Bedrooms
- Well Presented Kitchen/Diner
- **Newly Fitted Shower Room**
- Off Street Parking

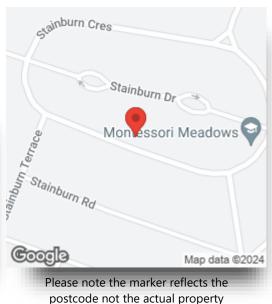
Tenure: Freehold EPC Rating: D

£350,000









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