



**Stainburn Crescent, Leeds LS17 6NS**

**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.



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## 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**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
MRT106673 - 0002

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