









welcome to

Stainburn Crescent, Leeds

A three bedroom extended semi detached house in a desirable area of Moortown. Featuring spacious living accommodation, large kitchen/diner, front and rear gardens and off street parking. Early viewing is highly recommended.













Entrance Hall

Enter from the front into the hallway with stairs leading to the first floor.

Living Room

11' 4" Max x 11' 3" Max (3.45m Max x 3.43m Max) A bright and airy room with a feature fireplace and a bay window allowing a good amount of natural light to flow through.

Lounge

11' 4" Max x 11' 3" Max (3.45m Max x 3.43m Max) A second reception room with a feature fireplace.

Kitchen/Diner

21' Max x 11' 9" Max (6.40m Max x 3.58m Max) A spacious kitchen diner offering a range of wall and base units with work surfaces incorporating a sink, drainer and gas hob and there are a range of integrated appliances. The dining area has ample space for a table and chairs and patio doors lead out to the garden.

Downstairs Wc

With a WC and wash hand basin.

Bedroom One

12' 5" Max \times 11' 5" Max (3.78m Max \times 3.48m Max) A double bedroom positioned to the front elevation with fitted wardrobes.

Bedroom Two

11' 3" Max x 11' Max (3.43m Max x 3.35m Max) A double bedroom positioned to the front elevation with space for free standing furniture.

Bedroom Three

8' 1" Max x 7' Max (2.46m Max x 2.13m Max) A single bedroom positioned to the rear elevation with space for free standing furniture.

Bathroom

Fully tiled and fitted with a three piece suite comprising a bath with shower over, wash hand basin and WC.

Outside

To the front of the property there is a lawn with well established shrub borders and a driveway to the side providing off street parking. To the rear the garden is mostly laid to lawn with a paved seating area leading off the dining room.

Outbuilding

A great storage space.





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- SEMI DETACHED HOUSE
- THREE BEDROOMS
- SPACIOUS KITCHEN/DINER
- **FRONT & REAR GARDENS**
- OFF STREET PARKING

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: C

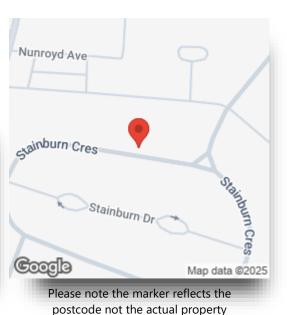
offers in the region of

£400,000









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Property Ref: MRT107195 - 0004 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content property and other important matters before exchange of contracts.

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0113 269 6226



moortown@williamhbrown.co.uk



406 Harrogate Road, LEEDS, West Yorkshire, LS17 6PY



williamhbrown.co.uk

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.