



Stanhall Avenue, Stanningley Pudsey LS28 6AX

welcome to

Stanhall Avenue, Stanningley Pudsey

A spacious terraced property with private low maintained garden in this well regarded area of Stanningley which is sure to appeal to a range of buyers. With good commuter links to Leeds, Bradford and beyond and a short walk to the Owlcoates Centre and Farsley with all its niceties.



Stanhall Avenue

Terraced property briefly comprising of Entrance Hall, Lounge, Kitchen, Two Bedrooms, Bathroom and Garden.

shed.

Entrance Hall

Front entrance door leading to the welcoming entrance hall, laminate flooring and central heating radiator.

Lounge

12' 8" x 12' 3" (3.86m x 3.73m)

Spacious living area with under stairs storage, double glazed windows to the front elevation, gas fire to chimney breast, laminate flooring and central heating radiator.

Kitchen

12' 1" x 8' 8" (3.68m x 2.64m)

Modern fitted kitchen with oven and extractor, sink with drainer, double glazed windows, laminate flooring, useful pantry and central heating radiator.

Landing

Staircase rising to the first floor. Loft access.

Bedroom 1

12' 3" x 10' (3.73m x 3.05m)

Carpet, storage cupboard, central heating radiator and double glazed windows to the front elevation.

Bedroom 2

8' x 8' (2.44m x 2.44m)

Wall hung Ideal boiler, central heating radiator, carpet and double glazed windows to the rear.

Bathroom

8' x 7' 2" (2.44m x 2.18m)

Modern bathroom suite comprising of waterfall shower and bath, wash hand basin, low flush WC, frosted double glazed window, laminate flooring and central heating radiator.

Outside Area

Decking and paved area. Low maintenance. Useful



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welcome to

Stanhall Avenue, Stanningley Pudsey

- Two Double Bedroom Spacious Terraced Home
- Garden
- Windows Under Warranty
- On Street Permit Parking
- Close to Train Station

Tenure: Freehold EPC Rating: D

offers in excess of

£160,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
PDY114568 - 0002

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