



**Stonecliffe Gardens, Leeds LS12 5BA**

**welcome to**

## **Stonecliffe Gardens, Leeds**

This mid-terraced home on Stonecliffe Gardens offers two bedrooms, front and rear gardens, a spacious kitchen-diner and a modern bathroom. Recently upgraded with external wall and roof insulation, central heating and an air source heat pump, it's a great opportunity in a popular location.



## Property Information

This mid-terraced home on Stonecliffe Gardens offers an inviting blend of comfort and practicality, featuring two well-proportioned bedrooms, modern interiors, and both front and rear gardens that enhance its kerb appeal and outdoor usability. A spacious kitchen-diner provides an ideal hub for everyday living and entertaining, while the contemporary bathroom adds a fresh, updated feel. The property has also been recently retrofitted with external wall and roof insulation, central heating, and an air source heat pump, improving energy efficiency and long-term comfort. With its appealing layout and desirable features, this home presents an excellent opportunity for a range of buyers, and early viewing is strongly advised.

### Entrance Hall

The entrance hall features a tiled floor, a radiator, and stairs leading to the first floor, which is carpeted.

### Kitchen Diner

15' 10" x 9' 9" ( 4.83m x 2.97m )

The kitchen-diner includes a vinyl floor, an integrated oven with electric hob, an extractor fan, and a double-glazed window overlooking the rear, with a door providing access to the garden. It offers wall and base units with worktops over, a sink with drainer and tiled splashback, a radiator, and ample space for a table and chairs. The room is further equipped with a fridge-freezer, washing machine, and dishwasher.

### Lounge

13' x 12' 9" ( 3.96m x 3.89m )

The lounge offers a carpeted floor, a radiator, a double-glazed window to the front, and doors leading through to the kitchen.

### Landing

The landing is carpeted and includes a boiler cupboard and a radiator.

### Bedroom One

15' 10" x 9' 8" ( 4.83m x 2.95m )

Bedroom One is a generous double room with a carpeted floor, a radiator, and a double-glazed window to the front. The room also includes a pull-out bed and a selection of storage units.

### Bedroom Two

13' x 7' 9" ( 3.96m x 2.36m )

Bedroom Two is a well-proportioned double room with a carpeted floor, a radiator, and a double-glazed window to the rear. The room also benefits from overhead storage units.

### Bathroom

The bathroom includes a bath with shower over, tiled walls, a wash basin, WC, an extractor fan, a radiator, and a frosted double-glazed window to the rear.

### Front Garden

The front garden features a central paved pathway with two soil beds on either side, bordered by hedging, and includes paved steps leading up to the front door.

### Rear Garden

The rear garden is paved with fenced borders and benefits from gated access. It also includes a garden shed and features a planted area at one end, home to a selection of shrubs along with a red acer tree and a plum tree.

### Parking

Parking is available on the street.

### Agents' Note

The property is of non-standard construction, please speak with your conveyancer.



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## **Stonecliffe Gardens, Leeds**

- 2 BEDROOMS
- FRONT & REAR GARDENS
- MODERN BATHROOM
- SPACIOUS KITCHEN DINER
- NEW CENTRAL HEATING

Tenure: Freehold EPC Rating: D

Council Tax Band: A

# £130,000



Please note the marker reflects the postcode not the actual property

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