



Stanks Lane North, Leeds LS14 5AS

welcome to

Stanks Lane North, Leeds

LOOKING FOR A FANTASTIC first home? Then this could be it! Offering THREE good size bedroom, this is an INCREDIBLE buying opportunity and includes front and rear gardens and plenty of scope to truly turn a house into the PERFECT HOME! For sale with NO CHAIN, this is a MUST SEE!



Entrance Hall

Having the entrance door to the front aspect, a useful under stair storage cupboard, and stairs to the first floor landing.

W.C

Equipped with the w.c, a wash hand basin, built in storage, and a window to the front.

Lounge Diner

Having a window to the front aspect, and patio doors leading out to the rear garden, a feature fire place with a surround and hearth, and a gas central heating radiator.

Kitchen

Comprising of a fitted kitchen with a range of both wall and base units with complementary work surfaces over and includes a stainless steel sink and drainer, a cooker point, space and plumbing for a washing machine, space for a fridge freezer, a gas central heating radiator, a window to the rear and a door leading out to the rear garden.

First Floor Landing

With stairs rising from the ground floor and having a useful storage cupboard.

Bedroom One

With a window to the front aspect, a gas central heating radiator, and built in storage cupboard.

Bedroom Two

Having a window to the rear aspect, and a gas central heating radiator.

Bedroom Three

With a window to the rear, a gas central heating radiator and built in storage.

Shower Room

Equipped with a shower, a wash hand basin and a w.c. Also includes a heated towel rail and a window to the front aspect.

Exterior

Externally the property has a low maintenance garden to the front aspect with gated access, and steps down to the front door.

To the rear is an enclosed garden space which has two lawns with borders, a pathway, and a patio seating area. Also includes an exterior water tap, and a shed.



view this property online williamhbrown.co.uk/Property/CGT111561



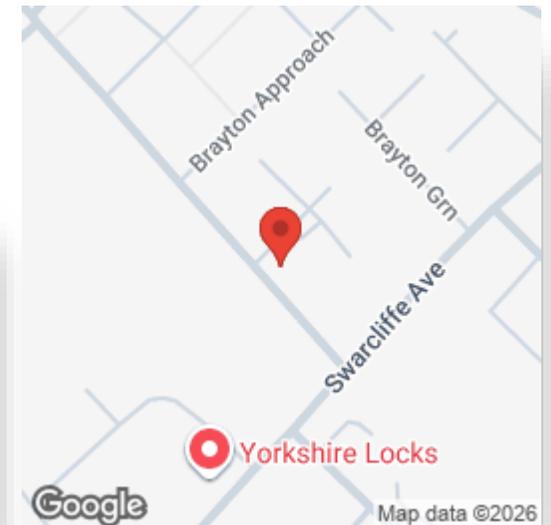
welcome to

Stanks Lane North, Leeds

- Mid Terrace Home
- Three Good Size Bedrooms
- No Chain
- Ideal Starter Home
- In Need Of Some Modernising

Tenure: Freehold EPC Rating: B
Council Tax Band: A

£150,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/CGT111561



Property Ref:
CGT111561 - 0002

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 or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are 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 of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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.



william h brown



0113 260 0945



Crossgates@williamhbrown.co.uk



47 Station Road, Crossgates, LEEDS, West
Yorkshire, LS15 8DT



williamhbrown.co.uk