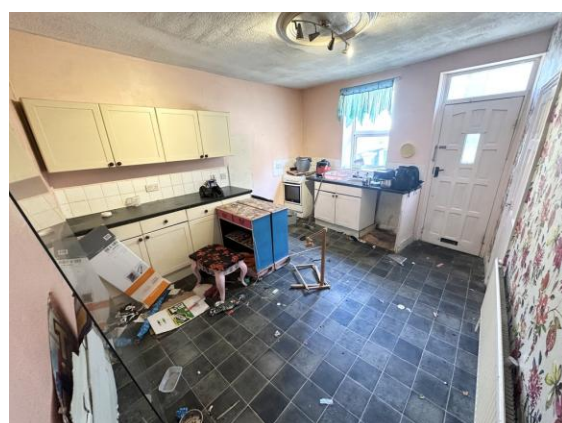




**HOME**  
MARKETING & MANAGEMENT

SOUTH VIEW, STANNINGLEY LS28 6BB

**AUCTION STARTING BID £73,000**



End Terraced Home  
Two Double Bedrooms  
Lawned Rear Garden  
Upvc Double Glazing  
Gas C/Heating with Combi Boiler  
Auction Sale  
White Bathroom Suite  
Dining Kitchen  
Cul-de-sac Location  
Good Amenities Access

SOUTH VIEW, STANNINGLEY LS28 6BB

## AUCTION STARTING BID £73,000

### GENERAL DESCRIPTION

A two double bedroom end terraced house with a good sized garden to rear located in the popular area of Stanningley. Will be of particular interest to developers or DIY enthusiasts seeking a project property which benefits from: Upvc Double Glazing; gas central heating with combination boiler; cellar; white bathroom suite; lawned garden; cul-de-sac location; dining kitchen; living room with patio doors to garden. Offers good commuting access to both Leeds & Bradford as well as being in close proximity to bars, restaurants and shopping facilities and an early inspection is recommended to appreciate the potential of this well placed home.

TENURE  
Freehold

### ROOM MEASUREMENTS

**DINING KITCHEN** 13' 4" x 11' 5" (4.06m x 3.48m) max  
**LIVING ROOM** 13' 1" x 12' 0" (3.99m x 3.66m) max  
**STAIRS & LANDING** 13' 9" x 5' 8" (4.19m x 1.73m) max  
**DOUBLE BEDROOM 1** 12' 3" x 12' 1" (3.73m x 3.68m) max  
**DOUBLE BEDROOM 2** 8' 6" x 8' 5" (2.59m x 2.57m) max  
**BATHROOM** 8' 6" x 4' 6" (2.59m x 1.37m) max



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 86 B      |
| 69-80 | C             |         |           |
| 55-68 | D             |         |           |
| 39-54 | E             | 52 E    |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

The graph shows this property's current and potential energy rating.

Details are compiled from observation and information supplied by the vendors. Measurements have been taken with an electronic measure and, whilst believed to be accurate, may be subject to variation or mechanical error. Services and appliances have had only a visual inspection and have not been tested by HomeMM.

### OPENING HOURS

#### Pudsey Office

Monday to Friday  
Saturday  
Sunday & Bank Holidays

8.30am – 5.00pm  
9.00am – 1.00pm  
Closed