



Stanks Gardens, Leeds LS14 5LS

welcome to

Stanks Gardens, Leeds

BEAUTIFULLY PRESENTED throughout, there's SO MUCH MORE than first meets the eye within this MID TERRACE HOME! Perfect for first time buyers, young families or indeed, down-sizers, this fantastic home is READY TO MOVE INTO and includes a DELIGHTFUL enclosed GARDEN. Call us to view!



Entrance Porch

Having an entrance door to the side, a window to the front, and an opening to the entrance hall.

Entrance Hall

Having stairs to the first floor landing, and a door to the living room.

Living Room

With a double glazed window to the front aspect, and a gas central heating radiator.

Kitchen

Comprising of a fitted kitchen having a range of both wall and base units with work surfaces over. Includes a one and a half bowl sink and drainer, an electric oven with a gas hob, and tiling to the splash areas. Gas central heating boiler, gas central heating radiator, space for a fridge freezer, space for a washing machine, a double glazed 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 built in storage cupboard.

Bedroom One

Double glazed window to the front, fitted wardrobes, and a gas central heating radiator.

Bedroom Two

Double glazed window to the rear, and a gas central heating radiator.

House Bathroom

Comprising of a three piece bathroom suite which includes a bath with a shower over, a wash hand basin set within a vanity storage unit, and the w.c. Also includes a heated towel rail, and two double glazed windows to the rear.

Exterior

Having an open paved garden to the front, and an enclosed garden to the rear featuring two patio seating areas, a decked area, lawn, and pebble area with stepping stones. Also includes a brick built storage outbuilding.

Please Note

The property is of non-standard construction (Wimpey No Fines) Please speak to the branch for further information.



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welcome to

Stanks Gardens, Leeds

- Mid Terrace Home
- Two Double Bedrooms
- Beautifully Presented Throughout
- Modern Bathroom
- Superb Kitchen

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

offers over

£180,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/CGT111870



Property Ref:
CGT111870 - 0003

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.

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