





**Stonecliffe Gardens,Leeds LS12 5BA**

william h brown

***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.













## Auctioneer's Comments

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## Property Information

Offered by modern auction 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 quick purchase.

## Entrance Hall

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

## Kitchen Diner

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

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

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

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.

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## Stonecliffe Gardens, Leeds

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- 2 BEDROOM
- FRONT AND REAR GARDENS

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

guide price

**£90,000**










Please note the marker reflects the postcode not the actual property

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The Property Ombudsman

Property Ref:
PDY117288 - 0003

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