

Stanks Lane South,Leeds LS14 5PD

william
h brown

welcome to

Stanks Lane South, Leeds

READY to make a move? If you're a FIRST TIME BUYER, this TWO BEDROOM semi detached could be PERFECT for you! For sale with NO CHAIN, and including a garage and driveway, this exceptional buying opportunity is just waiting for you! Call William H Brown Crossgates to arrange your viewing!













Ground Floor

Lounge/Dining Room

19' 3" MAX x 10' 5" MAX (5.87m MAX x 3.17m MAX)
Lounge and dining room with feature fireplace, carpeted throughout, windows to the front and rear allowing lots of natural light flow within this room, central heating radiator.

Kitchen

7' 2" MAX x 10' 6" MAX (2.18m MAX x 3.20m MAX)
Kitchen with fully fitted wall and base units, integrated appliances, splash back tiles, spotlights, window to the rear, door to the side giving access to the rear garden.

First Floor

Bedroom One

12' 4" MAX x 10' 1" MAX (3.76m MAX x 3.07m MAX)
Carpeted throughout, two windows to the front, central heating radiator.

Bedroom Two

8' 8" MAX x 15' 2" MAX (2.64m MAX x 4.62m MAX)
Carpeted throughout, window to the rear, central heating radiator.

Shower Room

Shower room incorporating a walk in shower, washing hand basin, W/C, window to the rear.

welcome to

Stanks Lane South, Leeds

- Semi Detached Family Home
- Two Double Bedrooms
- For Sale With No Onward Chain
- Detached Garage & A Driveway
- Ideal For First Time Buyers

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

£180,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/CGT111199

The Property Ombudsman

Property Ref:
CGT111199 - 0012

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 Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.

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