



Stanks Lane North, LEEDS LS14 5BL

welcome to

Stanks Lane North, LEEDS

READY to fly the nest, or are you looking to invest? Then why not CONTACT our CROSSGATES team to book a viewing of this FANTASTIC end terrace HOME? Offering WELL PROPORTIONED living accommodation throughout, which includes a SUPERB bathroom, and GARDENS to both the front and rear!



Entrance Hall

Having the entrance door to the front aspect, a double glazed window also to the front, and stairs to the first floor landing.

Lounge

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

Dining Kitchen

Comprising of a modern fitted kitchen with a range of base units and complementary work surfaces over. Includes inset sinks with mixer tap, a electric oven with an induction hob, tiling to wall, and a cooker hood over. Also includes ceiling spotlights and an opening to the dining area. Double glazed window and a door leading out to the rear, plus patio doors also to the rear.

First Floor Landing

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

Bedroom One

Having a double glazed window to the front aspect, 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, and the w.c. Tiling to the floors and walls, a heated towel rail, and two double glazed windows to the rear.

Exterior

Externally the property has a lawned garden to the front and side with steps leading down to the front door. To the rear is a further lawned garden space, and a hard standing area.

Please Note

The property is of non-standard construction. Please speak to the branch for further information.



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Stanks Lane North, LEEDS

- End Terrace Home
- Ideal For First Time Buyers
- Superb Buy To Let Opportunity
- Two Double Bedrooms
- Modern Bathroom

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

£160,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
CGT111570 - 0006

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.



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