



**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

fixed price

**£180,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
CGT111870 - 0004

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