



Stanks Drive | Swarcliffe | LS14 5EE

£155,000

Two Bedroom Mid Terrace | Council Tax Band A | EPC Rating F

**Emsleys** | estate agents

\*\*\*IMMACULATE MID-TERRACE WITH TWO DOUBLE BEDROOMS \* IDEAL FOR FIRST TIME BUYERS \*\*\*

This beautifully presented mid-terrace house is ideal for first time buyers and is in 'turn key' condition. The property has the benefit of PVCu double-glazing, two double bedrooms (both with storage), a modern kitchen and bathroom and a low maintenance landscaped garden. Viewing is essential to appreciate the size and standard of the accommodation.

The accommodation briefly comprises to the ground floor; entrance hall, through living/dining room and kitchen with utility room off. To the first floor are two bedrooms and the house bathroom. Outside there is a block paved parking apron to the front with and a fully enclosed landscaped garden to the rear with a storage shed.

The location is conveniently placed for local schools, local amenities and shops plus public transport routes. Ideal for commuters requiring access to Leeds, Wetherby and York, with main arterial roads providing access to surrounding districts and motorway networks, including the A64 York Road and the new orbital A6120 just a short drive away which also gives quick access to 'The Springs' at Thorpe Park which offers an Odeon cinema, a Marks & Spencer food hall & Next clothing. Nearby at Crossgates there is a railway station for a quick and smooth commute to LEEDS city centre plus Crossgates shopping centre with an excellent choice of shops, banks, cafes and bars.

\*\*\* Call now to arrange your viewing \*\*\*

#### Entrance Hall

Enter through a PVCu access door into the entrance hall with door to the utility room and staircase rising to the first floor.

#### Utility Area 2.25m x 1.50m (7'5" x 4'11")

A very useful utility room providing space for a dryer and fridge/freezer, there is also a large built-in cupboard providing useful storage.

#### Lounge/Dining Room 6.65m x 3.30m (21'10" x 10'10")

A spacious, light and airy reception room flooded with natural light through the dual aspect windows. Easily

zoned into living and dining areas with modern and light decor there is underfloor heating, wall mounted electric radiators, laminate flooring and two double-glazed windows to the front and rear.

#### Kitchen 2.95m x 2.44m (9'8" x 8'0")

The kitchen is fitted with a quality range of base and eye level units in a modern white finish with complimentary work surfaces over which incorporate a stainless steel sink with side drainer and mixer tap and laminate splashback. A cooker point with chimney style extractor hood and space for a washing machine. A double-glazed rear window and PVCu entry door gives access to the rear garden.

#### Landing 3.59m x 1.64m (11'9" x 5'5")

Doors to both double bedrooms, bathroom and a built-in storage cupboard handy for bedding and towels.

#### Bedroom 1 2.84m x 4.91m (9'4" x 16'1")

A very spacious double bedroom with a double-glazed window to the front, a wall mounted electric heater and a built-in storage cupboard.

#### Bedroom 2 3.72m x 3.25m (12'2" x 10'8")

A second double bedroom with semi-fitted wardrobes to two walls providing ample hanging rails and storage. A double-glazed window and wall mounted electric heater.

#### Bathroom 1.91m x 2.54m (6'3" x 8'4")

The modern bathroom is fitted with a white three piece suite which comprises; a low level WC, a vanity hand wash basin with storage below and a P-shaped bath with shower and glass shower screen. Tiled splashback and flooring plus two double-glazed windows to rear.

#### Exterior

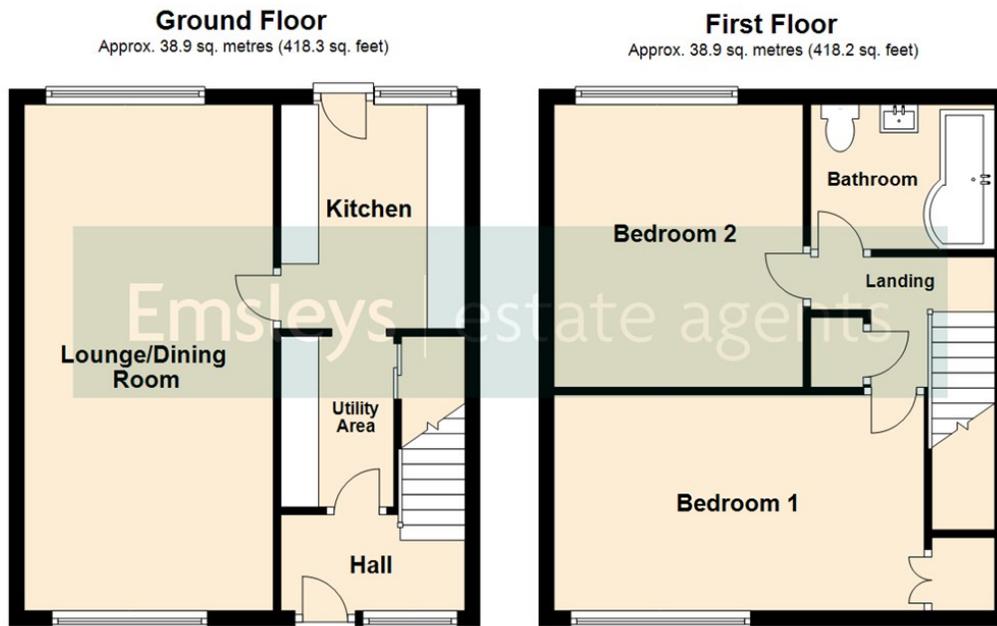
To the front is a block-paved parking apron providing off road parking. The gorgeous rear garden is low maintenance and offers a large patio seating area, a raised artificial lawn, compostite boundary fencing and a storage shed.

#### Directions

From the Crossgates office, proceed along Austhorpe Road and at the traffic lights turn right. Take the third exit onto Ring Road Crossgates. At the next roundabout, turn right onto Barwick Road. Proceed, turning left onto Stanks Drive.

Proceed along, around the bend, continue onwards where the property can be found on the left hand side.





Total area: approx. 77.7 sq. metres (836.5 sq. feet)

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.



35 Austhorpe Road | Crossgates | Leeds | LS15 8BA  
t: 0113 284 0120 | [www.emsleysestateagents.co.uk](http://www.emsleysestateagents.co.uk)

**Emsleys** | estate agents