



 **2**  
Bedrooms

 **1**  
Bathroom

**Tenure :**  
**Freehold**



Tudor Sales and Lettings are pleased to present for sale this two bedroom property with NO ONWARD CHAIN. Situated in a popular residential area close to local shops and amenities. Stanks Drive is located close to the new ringroad giving great access to the centre of Leeds as well as surrounding areas and major arterial routes.

The accommodation comprises in brief: Kitchen and Living room to the ground floor and two double bedrooms and bathroom upstairs. Externally there is off street parking and a garden to the rear.

Book your viewing today as this house is sure to attract a lot of interest.

**Living Room** 14' 2" x 12' 7" (4.32m x 3.84m)

Living room with an abundance of natural light due to two double glazed windows and door to rear garden. coving to ceiling, wooden flooring and centrally heated radiator

**Kitchen** 7' 8" x 6' 3" (2.34m x 1.91m)

Fitted kitchen with a range of wall and base units and space to integrate appliances including cooker. sink with mixer tap. Double glazed window

**Bedroom 1** 14' 3" x 8' 9" (4.34m x 2.67m)

Double bedroom with two double glazed windows and centrally heated radiator. Useful over stairs storage

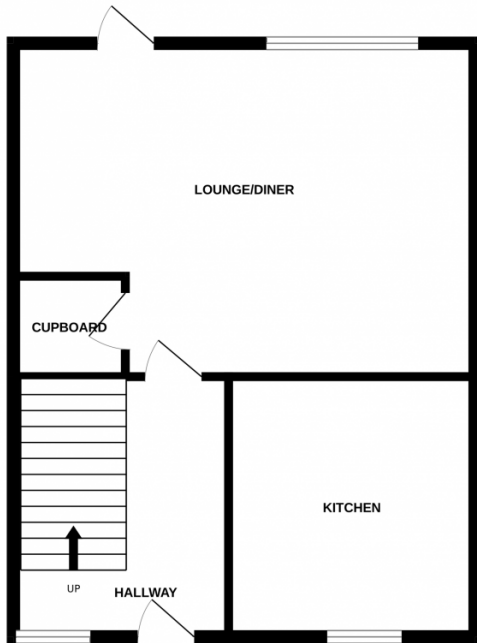
**Bedroom 2** 12' 6" x 7' 4" (3.81m x 2.24m)

Double bedroom with double glazed window and centrally heated radiator

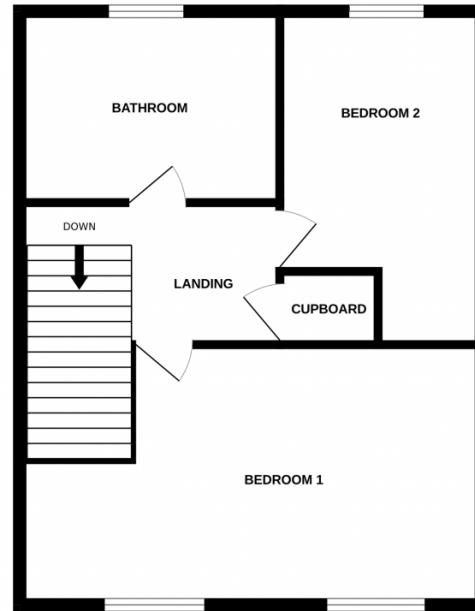
**Bathroom** 6' 5" x 6' 3" (1.96m x 1.91m)

Modern fitted white bathroom suite complete with low flush WC, hand basin and bath with shower screen and shower over. Double glazed window with privacy glass. tiled to bath and splashback area.

GROUND FLOOR



1ST FLOOR



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		<b>89</b>
(69-80)	<b>C</b>	<b>69</b>	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

Address: Stanks Drive, LS14



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2023