



**Stanningley Road, LEEDS, LS13 4AW**

**welcome to**

**Stanningley Road, LEEDS**

Stylish townhouse on Stanningley Road featuring three bedrooms, character details, loft storage, a private rear garden, and both garage and driveway parking.



### **Property Information**

Situated on the popular Stanningley Road, this charming townhouse offers spacious and versatile living across three bedrooms. Character features throughout the property add warmth and personality, while the loft space provides valuable additional storage. The rear garden is perfect for relaxing or entertaining, and the property benefits from both a garage and driveway, ensuring convenient off-road parking. Ideal for families or professionals, this home combines comfort, practicality, and style in a sought-after location.

### **Entrance Porch**

6' 1" x 5' 4" ( 1.85m x 1.63m )

Entrance porch with laminate flooring and a radiator.

### **Entrance Hall**

Entrance hall featuring a storage cupboard, radiator, and laminate flooring.

### **Lounge**

17' 7" x 14' 8" ( 5.36m x 4.47m )

Lounge with laminate flooring, double glazed window to the rear, radiator, patio door, brick chimney feature, and understairs storage cupboard.

### **Kitchen**

8' 6" x 8' 1" ( 2.59m x 2.46m )

Kitchen with laminate flooring, triple glazed window to the front, sink and drainer, integrated fridge freezer, washing machine and electric hob with oven.

### **Landing**

Landing with stripped wood stairs and a storage cupboard.

### **Bedroom One**

14' 1" x 8' 5" ( 4.29m x 2.57m )

Bedroom One with laminate flooring, radiator, and a double glazed window to the rear.

### **Bedroom Two**

10' 1" x 8' 5" ( 3.07m x 2.57m )

Bedroom Two with laminate flooring, radiator, and a triple glazed window to the front.

### **Bedroom Three**

8' 5" x 6' ( 2.57m x 1.83m )

Bedroom Three with laminate flooring, radiator, and a double glazed window to the rear.

### **Bathroom**

6' 1" x 5' 6" ( 1.85m x 1.68m )

Bathroom with laminate flooring, double glazed window to the front, bath with shower over, wash basin, WC, and towel rail.

### **Loft Space**

Loft space, currently used for storage, with carpet flooring and a skylight.

### **Rear Garden**

Rear garden with decking and patio area, artificial grass, private right of way to the rear via a private road, and access to the driveway. This then leads to the garage.

### **Front Garden**

Front garden with artificial grass and space for off-road parking.



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## Stanningley Road, LEEDS

- 3 BEDROOMS
- REAR GARDEN
- GARAGE & DRIVEWAY
- CHARACTER FEATURES
- LOFT STORAGE SPACE

Tenure: Freehold

EPC Rating: C

Council Tax Band: A

offers over

**£200,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
PDY116728 - 0002

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