

27, Stanmore Crescent, Leeds
LS4 2RY

£285,000 Region



- Stunning three bedroomed semi-detached
- Large block paved drive
- Enclosed Southerly facing rear garden
- Close to Headingley & train station
- Fantastic open plan dining kitchen
- Viewing recommended!



A VERY WELL PRESENTED AND MAINTAINED THREE BEDROOMED SEMI-DETACHED PROPERTY WITH SOUTHERLY FACING REAR GARDENS AND A GENEROUS BLOCK PAVED DRIVE FOR AMPLE OFF STREET PARKING, SITUATED IN THIS POPULAR AND HIGHLY CONVENIENT LOCATION, CLOSE TO THE EXTENSIVE AMENITIES IN HEADINGLEY, THE CRICKET GROUND AND TRAIN STATION, WITH LEEDS CITY CENTRE ALSO IN EASY REACH.

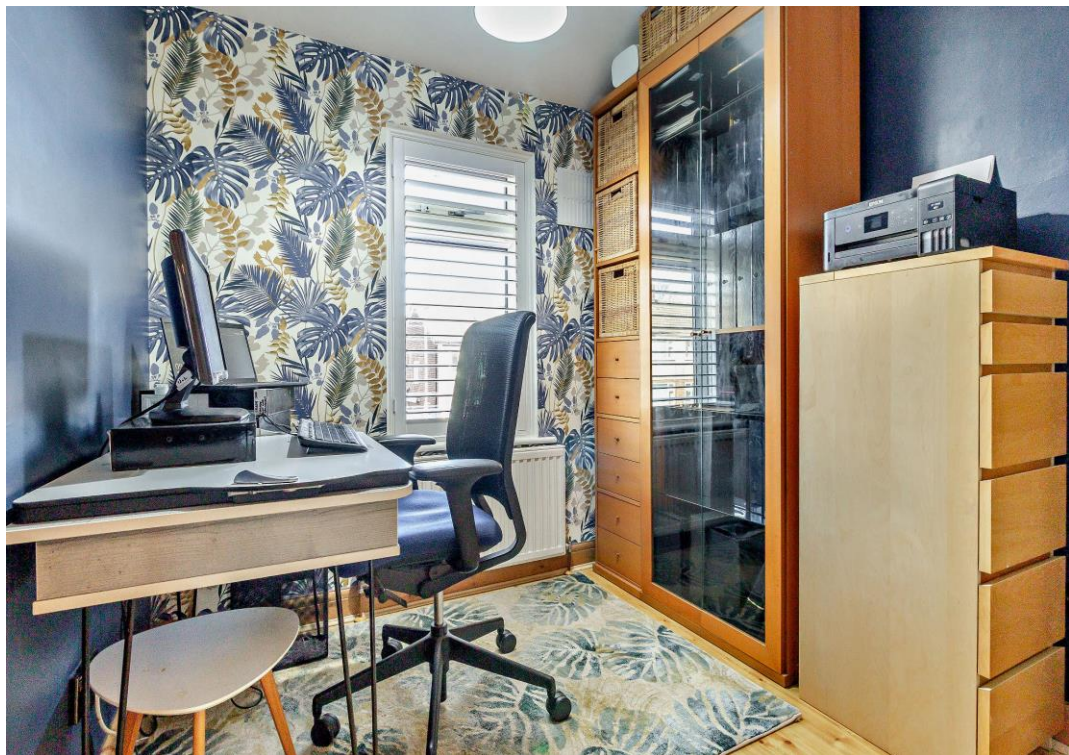
This wonderful family home provides well planned gas centrally heated and UPVC double glazed accommodation, comprising an entrance hall, a lounge with wood laminate flooring, dado rail, ceiling coving and a real flame gas fire in an attractive marble surround, a stunning open plan dining kitchen, with a good range of fitted wall and base units, an island breakfast bar with gas hob and extractor over, a high level double oven, fridge freezer and integrated washing machine and dishwasher with double fully glazed doors to the rear garden. Upstairs, there are two double bedrooms, each with fitted wardrobes, a third single bedroom or study and a fully tiled bathroom with separate shower enclosure and a separate w/c.

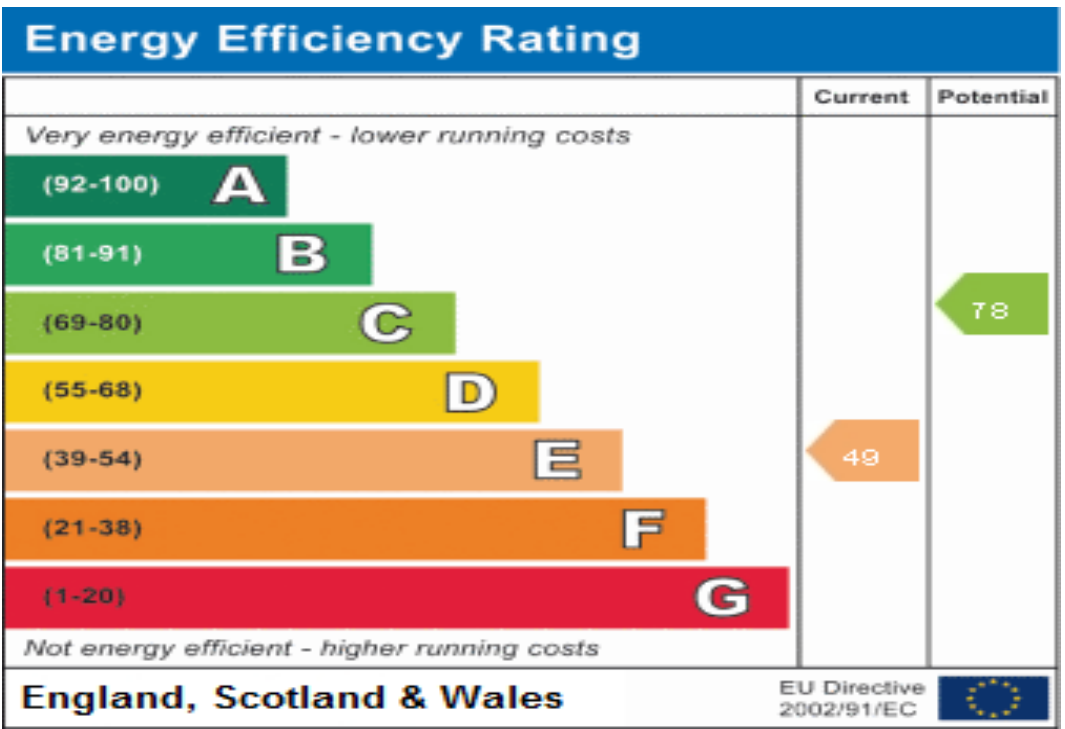
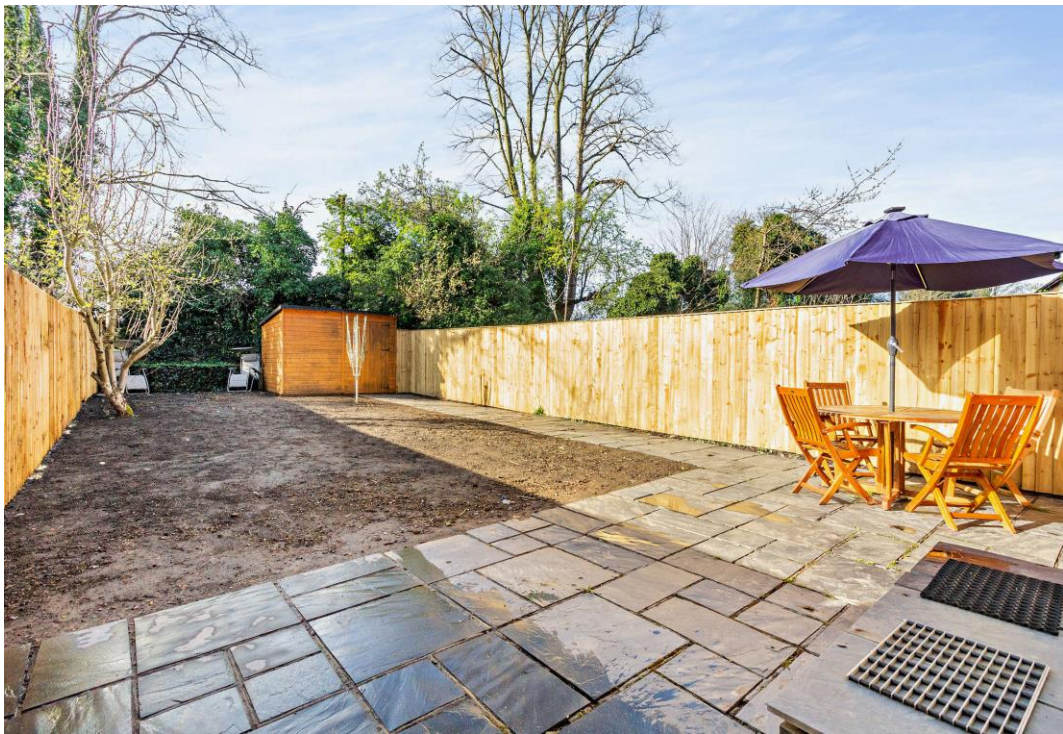
Externally, there is a large block paved drive, providing ample off street parking which leads to the enclosed rear garden enjoying a sunny Southerly aspect, with paved patios and a recently levelled area ready to make into a lovely lawn or further landscaping. The rear garden offers a good degree of privacy backing on to playing fields beyond.

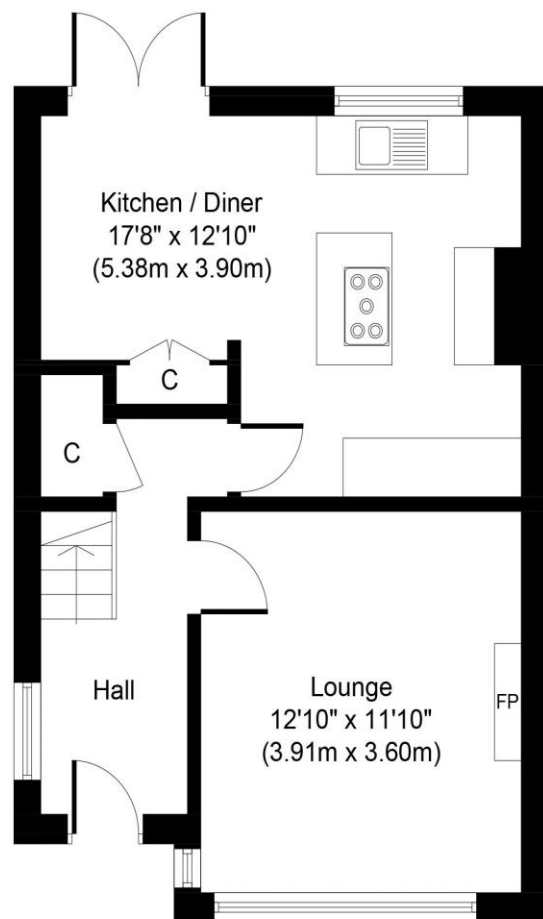
Internal viewing strongly recommended to fully appreciate this lovely well cared for property.



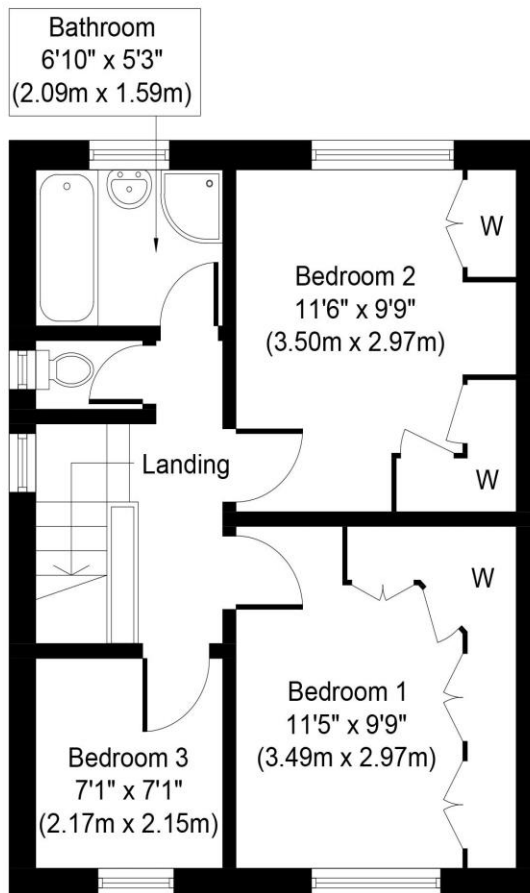








Ground Floor
Approximate Floor Area
447 Sq. ft.
(41.5 Sq. m.)



First Floor
Approximate Floor Area
415 Sq. ft.
(38.6 Sq. m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.

The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Tenure

Freehold

Council Tax Band

C

Possession

Vacant possession on completion

Viewings

All viewings are by appointment. Please note that some viewing arrangements may require at least 24 hours notice.

Offer procedure

If you would like to make an offer on this property, please contact our office as soon as possible. Any evidence of funding you can provide to support your offer will help to inform the seller of your position.

We strongly advise taking independent mortgage advice and can recommend a mortgage broker along with other property professionals.

Appliances/Services

None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment.

These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute an offer or contract. Intending purchasers must rely upon their own inspection of the property.