

...Your proactive estate agent



## Stanks Drive, Swarcliffe, Leeds, LS14 5QD

### Offers Over £130,000

**\*\* SEMI DETACHED PROPERTY \*\*NO CHAIN\*\* KITCHEN DINER \*\* OFF STREET PARKING \*\*ENCLOSED REAR GARDEN\*\* VIEWS TO WOODLANDS\*\*** The property is located in Leeds having excellent access to shops, schools and motorway networks. The property itself comprises: entrance hallway, ground floor w.c, lounge and kitchen diner. To the first floor are two bedrooms and a family bathroom. **VIEWING IS ESSENTIAL TO FULLY APPRECIATE THE POTENTIAL OF THE PROPERTY ON OFFER. RING US 7 DAYS TO BOOK A VIEWING. 'WE OPEN UNTIL 8PM MONDAY TO THURSDAY, 5.30 FRIDAYS, 5.00 SATURDAYS AND 11.00 - 3.00 SUNDAYS'**





## Ground Floor Accommodation

### Entrance

Panel effect reinforced door top section two double glazed frosted panels to front elevation leading into.

### Entrance Hallway

**9'2" x 3'2" (2.81m x 0.97m)**

Key pad for intruder alarm, central heating radiator and wood effect flooring. Stairs to first floor accommodation with hand rail door off.

### W.C

**4'9" x 3'2" (1.45m x 0.98m)**



White low flush w.c with chrome fittings, white pedicle wash hand basin with chrome mixer tap over and tile splash back. UPVC double glazed frosted window to front elevation, central heating radiator and wood effect flooring.

### Lounge

**13'10" x 10'1" (4.23m x 3.08m)**



UPVC double glazed window to front elevation, central heating radiator, television and telephone point and wood effect flooring. Door to under stairs storage cupboards and door leading through into.

## Kitchen

**12'11" x 8'7" (3.96m x 2.64m)**



Range of white high gloss base and wall units with brushed chrome bowed dimplex handles. One and a half bowl stainless steel sink and drainer with chrome mixer tap over, set into a wood block effect laminate work surface with tile splashback. Integrated brushed steel electric oven, integrated four ring gas hob with brushed steel electric fan over benefiting from downlighting and plumbing for washing machine. UPVC double glazed window to rear elevation. UPVC double glazed patio french style doors to rear elevation leading to patio/garden area. Central heating radiator and tile flooring.

## FIRST FLOOR ACCOMMODATION

### Landing

UPVC double glazed window to side elevation and loft access, doors leading off.

### Bedroom One

**13'0" x 10'9" (3.98m x 3.30m)**



Twin UPVC double glazed windows to front elevation. Television point, central heating radiator and doors to over stairs storage cupboard proving storage space.

## Bedroom Two

13'1" x 7'5" (3.99m x 2.27m)



Twin UPVC double glazed windows to rear elevation and central heating radiator.

## Bathroom

7'1" x 5'5" (2.18m x 1.66m)



White panel bath with chrome mixer tap over and further chrome shower over with chrome trim shower screen. White low flush w.c with chrome fittings. White pedestal wash basin with chrome mixer tap over. Over bath area is tiled ceiling height, the rest of the room is tiled to mid height. Electric shaver point, extractor fan and central heating radiator.

## EXTERIOR

### Front



Flagged path leading away from the property, front garden

is laid to lawn with herbaceous borders, decorative stone edging to path. Off street parking, further flagged path leading to the side with decorative borders taking us to a pedestrian access gate giving access to.

### Rear



Outside light, outside tap, flagged patio area with decorative stone pathway running through to the bottom of garden diving the lawn garden and state herbaceous planted borders. To the bottom of the garden there is a further concrete storage workshop with pedestrian access door. Garden is fully enclosed with timber fence, timber posts and pedestrian access gate giving access to side and front.

## Heating and Appliances

The heating system and any appliances (including Burglar Alarms where fitted) mentioned in this brochure have not been tested by Park Row Properties. If you are interested in purchasing the property we advise that you have all services and appliances tested before entering a legal commitment to purchase.

## Measurements

These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

## Opening Hours

CALLS ANSWERED :

Mon, Tues, Wed & Thurs - 9.00am to 8.00pm

Friday - 9.00am to 5.30pm

Saturday - 9.00am to 5.00pm

Sunday - 11.00am to 3.00pm

TO CHECK OFFICE OPENING HOURS PLEASE CONTACT THE RELEVANT BRANCHES ON:

SELBY - 01757 241124

SHERBURN IN ELMET - 01977 681122

GOOLE - 01405 761199

PONTEFRACT - 01977 791133

CASTLEFORD - 01977 558480

## Viewing

Strictly by appointment with the sole agents.

If there is any point of particular importance to you we will be pleased to provide additional information or to make any further enquiries. We will also confirm that the property remains available. This is particularly important if you are travelling some distance to view the property.

## Making An Offer

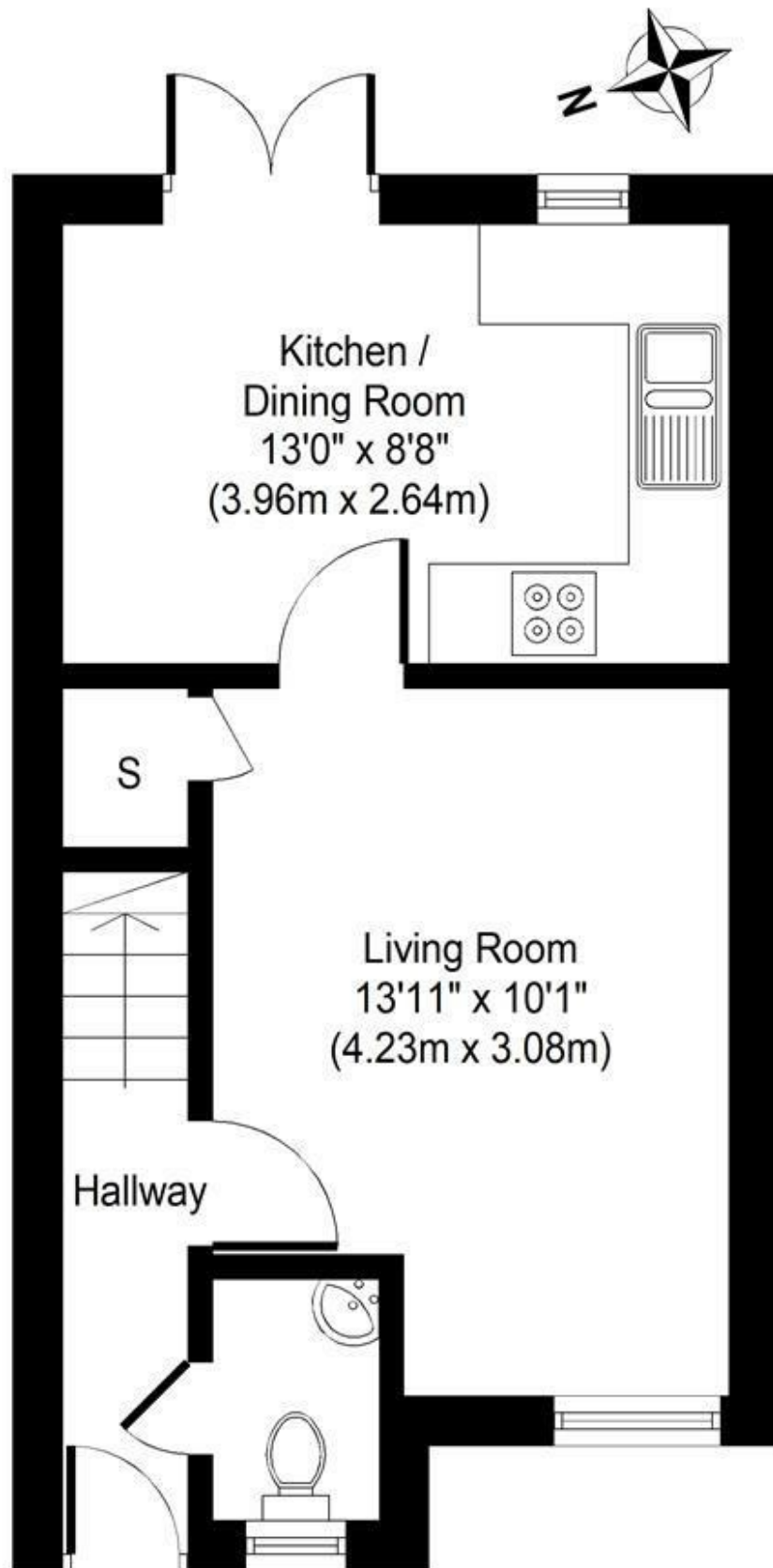
In order to comply with the Estate Agents (Undesirable Practises) Order 1991, Park Row Properties are required

to verify "the status of any prospective purchaser... This includes the financial standing of that purchaser and his ability to exchange contracts". To allow us to comply with this order and before recommending acceptance of any offers, and subsequently making the property 'SOLD' each prospective purchaser will be required to demonstrate to 'Park Row Properties' that they are financially able to proceed with the purchase of the property.

We provide truly Independent Mortgage Advice. Unlike many companies we are not tied, and more importantly not targeted to any Lender. We have instant on-line access to over 1000 mortgage deals provided by over 100 Lenders ensuring we are unbeatable when identifying and recommending your new mortgage or re-mortgage requirements.

Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it. Written quotations available on request. Life assurance is usually required. To arrange a no obligation appointment please contact your local office.





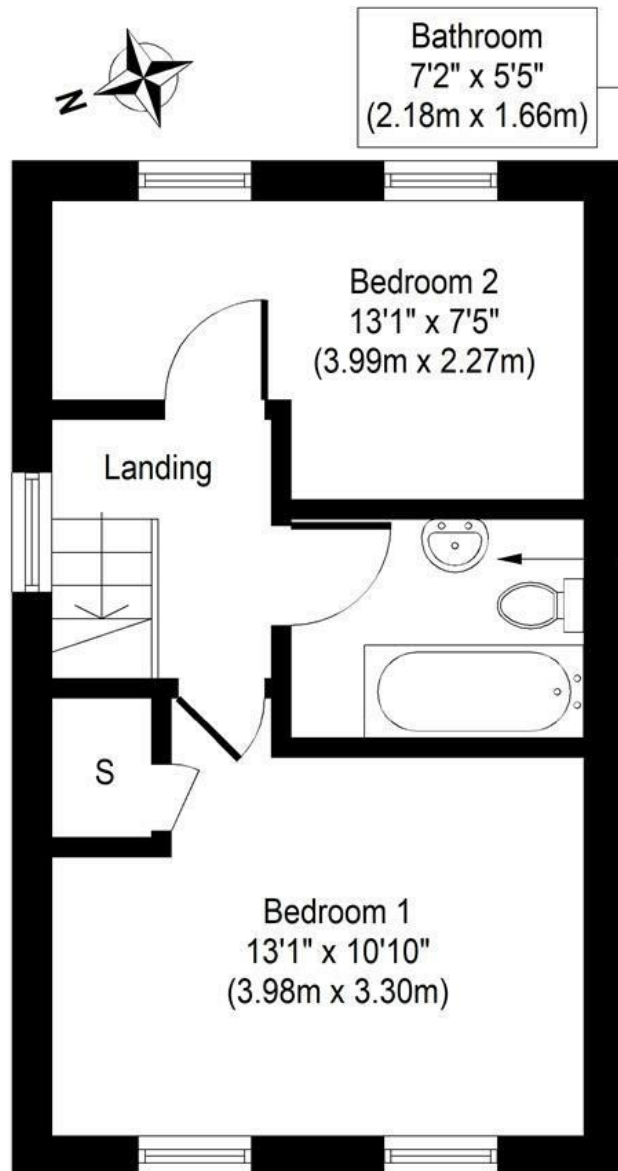
**Ground Floor**  
**Approximate Floor Area**  
**319 Sq. ft.**  
**(29.6 Sq. m.)**

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. 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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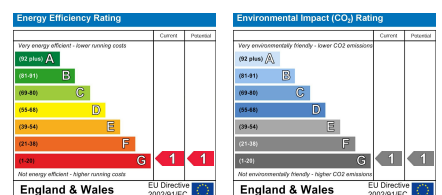
# Park Row



**First Floor**  
**Approximate Floor Area**  
**303 Sq. ft.**  
**(28.2 Sq. m.)**

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