

# Every move matters

LET  
LEEDS



**Sunfield**

Stanningley, Pudsey, LS28 6DE

**£112,995**

# Property Summary

LET LEEDS are very pleased to offer for sale this spacious one bedroom stone built, end-terrace house. Located in the popular area of Stanningley, with main transport links to Leeds and Bradford this is ideal for a first time buyer or buy to let investor.

The property benefits from a spacious open plan living kitchen, large bedroom, newly fitted bathroom and also has a useable basement with its own separate access.

## KITCHEN/LIVING AREA

Spacious open plan living/kitchen comprising a range of wall and base units, four ring gas hob, electric oven, stainless steel sink with drainer. Neutrally decorated, with 2 large windows, flooding the room with natural light and fitted carpet to the lounge area and lino to the kitchen area.

## BEDROOM

Large double bedroom neutrally decorated with dual aspect double glazed windows, central heating radiator, built-in storage and fitted carpet.

## BATHROOM

Modern bathroom with white three piece suite comprising pedestal hand basin, low flush w.c. and shower cubicle.

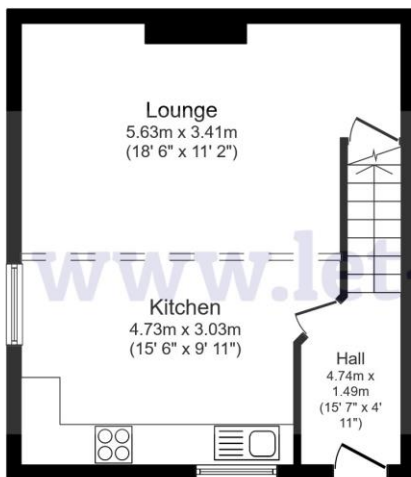
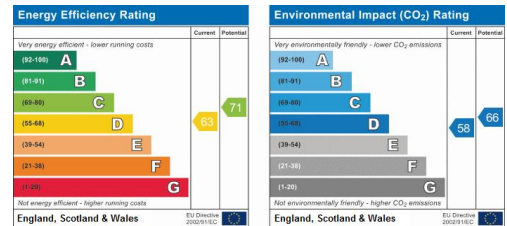
## LOCATION

Located just off the main high street of Stanningley, and a short distance from the centre of Farsley with a variety of shops, bars and restaurants. This is a fantastic location for commuting into Leeds or Bradford from Pudsey train station which is right next door to the Owlcotes centre with a large M&S and Asda.

## FURTHER INFORMATION

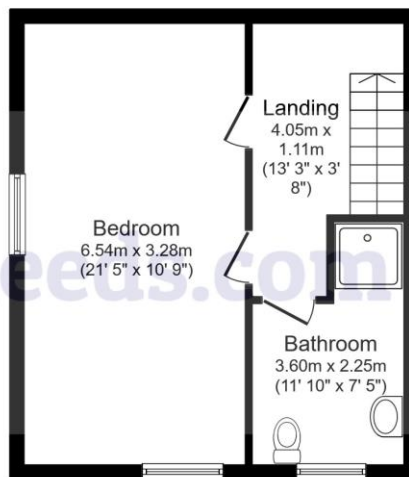
This property is currently tenanted at a rental of £495pcm until September 2019

As the property is currently tenanted, viewing is strictly by appointment only. Please be mindful that we will need to give the Tenant 48 hours' notice of a viewing at the property. TO ARRANGE A VIEWING PHONE OUR SALES DEPARTMENT NOW ON 0113 322 9533.



**Ground Floor**

Floor area 37.0 sq. m. (398 sq. ft.) approx



**First Floor**

Floor area 37.0 sq. m. (398 sq. ft.) approx

Total floor area 74.0 sq. m. (797 sq. ft.) approx

This floor plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX

- Chain Free
- Fantastic Location
- Allocated Off Street Parking
- Ideal for a First Time Buyer
- Close to Local Amenities
- Spacious and Useful Basement

St Andrews Court  
Leeds  
West Yorkshire  
LS3 1JY

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements