



## Stainburn Gardens, Leeds, LS17

**£349,995**

Offers in Region of

**Tenure:** Freehold, **Bedrooms:** 3

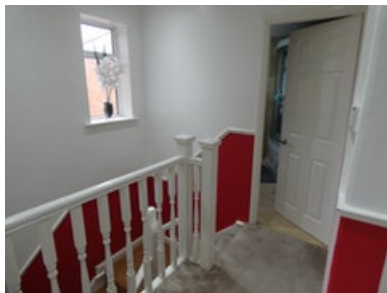
HOUSESIMPLE are pleased to present to the open market this delightful and spacious THREE bedroom EXTENDED detached family property full of CHARM, situated in a DESIRABLE location in MOORTOWN. With a large reception room with log burner, extended fitted kitchen, downstairs WC and lot

## Key features:

- Extended Sem-Detached Home
- Three Double Bedrooms
- Ample Living Space
- Fitted Kitchen
- Great Location
- Ideal Family Home

## Extra info:

- **Property Age:** 50 years
- **Council Tax:** Band C (£1462.13 per-annum)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Garage



We are pleased to present to the open market this delightful and spacious three bedroom extended detached family home, full of charm, and situated in a desirable location in the Moortown suburb of Leeds.

Set over two floors, the property offers ample living space, with a large reception room with log burner, extended fitted kitchen, and downstairs W.C making up the ground floor.

To the first floor there is a fitted bathroom suite with a large corner shower cubilce, Three double bedrooms and the master having a separate dressing room.

The front of the property has access to ample parking spaces, the garage and front garden. There is an additional gate leading to the side and rear enclosed garden.

Viewing is highly recommended to fully appreciate what this home has to offer!

Floor plan:



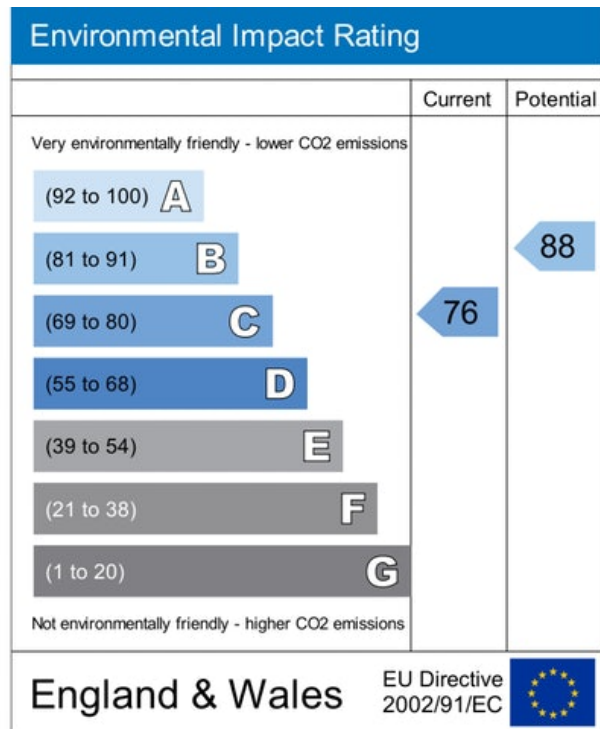
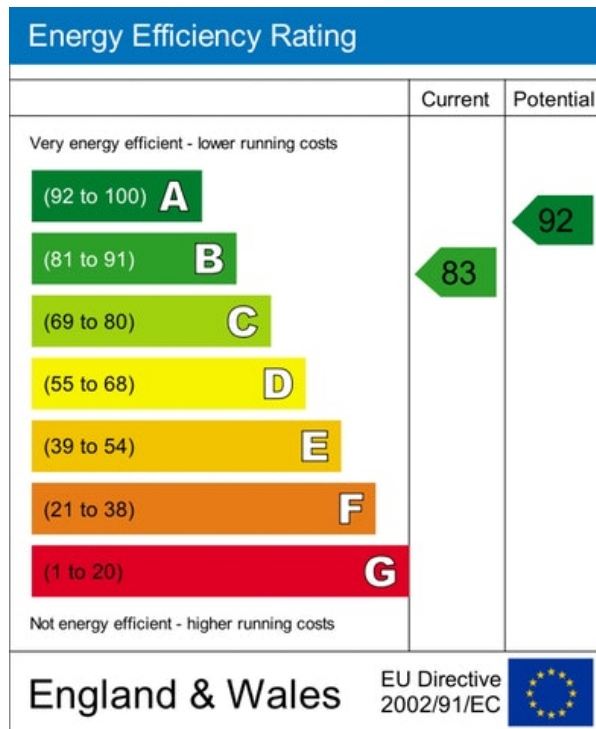
GROUND FLOOR  
APPROX. FLOOR  
AREA 873 SQ.FT.  
(81.1 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 688 SQ.FT.  
(63.9 SQ.M.)  
TOTAL APPROX. FLOOR AREA 1561 SQ.FT. (145.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained herein, measurements of floor, window, doors and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. 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 operation or efficiency can be given.  
Made with Metropix 02/19

### Energy Performance Certificate:



MISREPRESENTATION ACT, 1967.

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