



## 5 Stainburn Terrace, Moortown, Leeds, LS17 6NJ

**Chain Free £310,000**

NO CHAIN - A well-positioned three bedroom semi-detached house requiring full interior renovation. Accommodation includes entrance hall, lounge, dining room, kitchen, first floor landing, two double sized bedrooms and a single third bedroom, bathroom, separate WC. Front and rear lawned and stocked gardens, driveway to potential garage at the rear. EPC rating C.

The property is located in this popular family residential area close to popular secondary and primary schools, with great access to Moortown, Chapel Allerton and Roundhay.



## GROUND FLOOR

### HALL



## KITCHEN

9'10" x 9'10" (3.0 x 3.0)



## LOUNGE

11'9" x 12'5" (3.6 x 3.8)



## FIRST FLOOR

### LANDING

### BEDROOM 1

11'9" x 12'5" (3.6 x 3.8)



## DINING ROOM

12'5" x 12'5" (3.8 x 3.8)



### BEDROOM 2

12'5" x 12'5" (3.8 x 3.8)



### BEDROOM 3

8'10" x 6'6" (2.7 x 2.0)



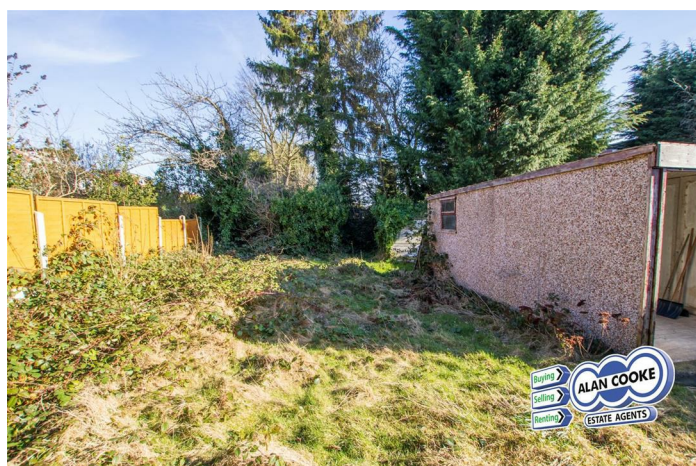
### BATHROOM

7'6" x 6'6" (2.3 x 2.0)

### SEPARATE WC

4'11" x 2'7" (1.5 x 0.8)

### OUTSIDE



### COUNCIL TAX

Band C

### HOW TO GET THERE

From Harrogate Road turn into Stainburn Drive, turn right into Stainburn Crescent and then right again into Stainburn Terrace

### VIEWINGS

Please ring us to make an appointment. We are open from 9am to 5.30pm Monday to Friday and 9am to 4pm on Saturdays.

### GENERAL

Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point which is of particular importance then let us know and we will verify it for you. These particulars do not constitute a contract or part of a contract.

### FIXTURES & FITTINGS

The fixtures, fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order.

### INTERNAL PHOTOGRAPHS

Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale.

### MEASUREMENTS

All measurements quoted are approximate.

### FLOORPLAN

The floorplan is provided for general guidance and is not to scale.

### Alan Cooke Estate Agents Ltd

Incorporated in England 6539351

### Energy Efficiency Rating

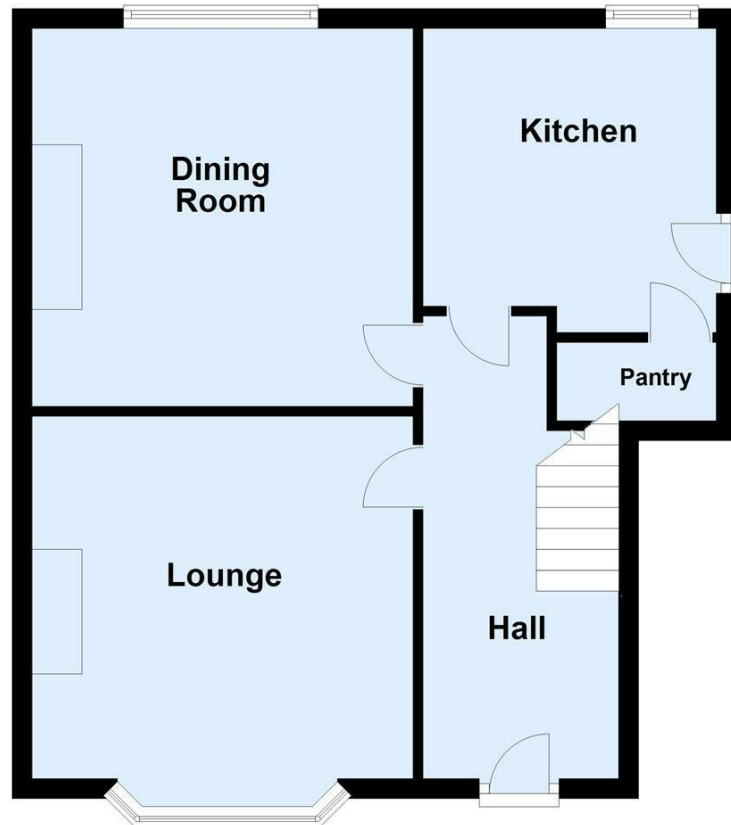
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>82</b>
(69-80) <b>C</b>	<b>69</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	





## Ground Floor

Approx. 48.3 sq. metres (520.2 sq. feet)



## First Floor

Approx. 49.2 sq. metres (529.5 sq. feet)

