



HUNTERS[®]

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130 Stanks Drive, Leeds, West Yorkshire, LS14 5QD

Energy Rating: C | Council Tax Band: A

Asking Price £195,000

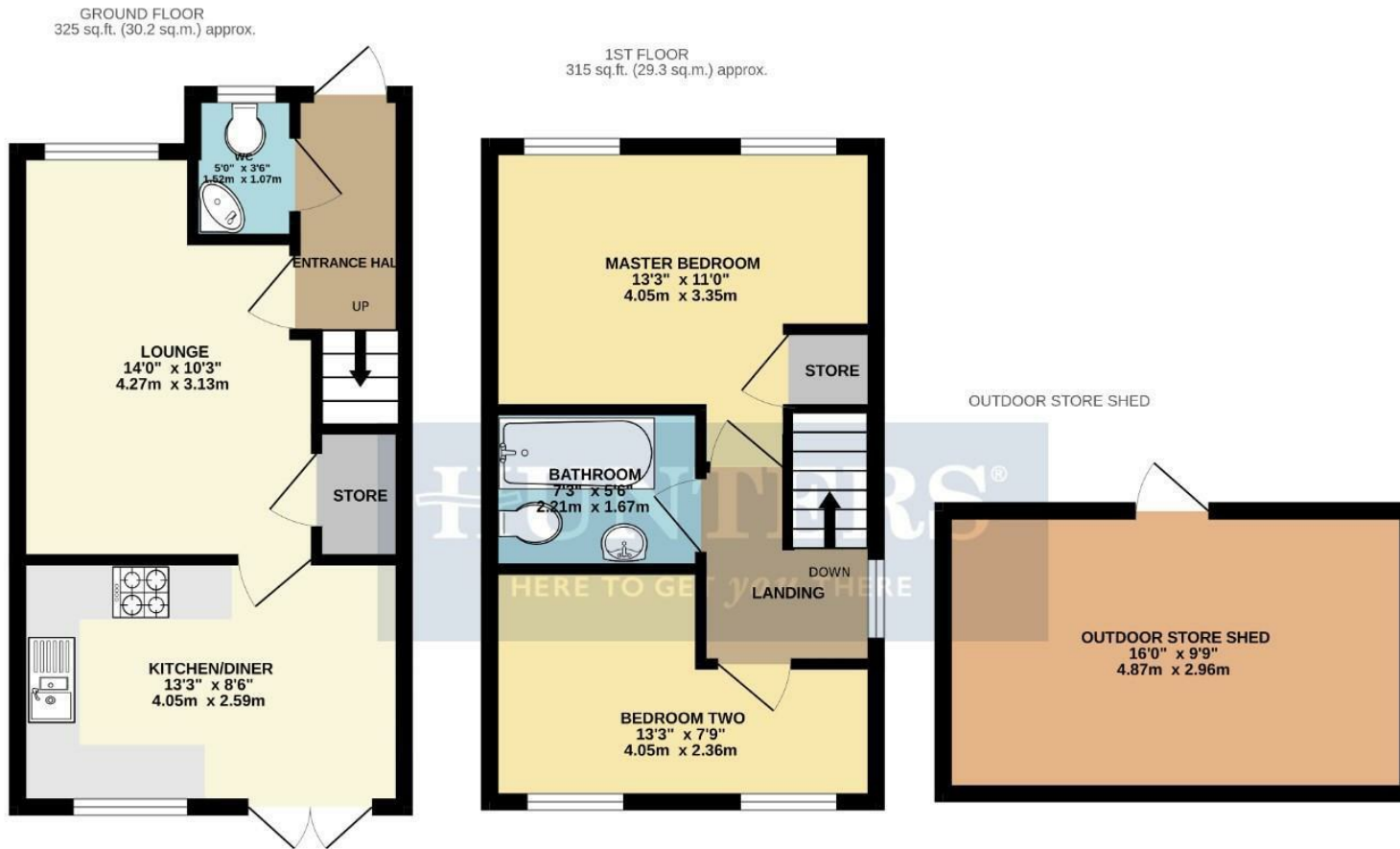
130 Stanks Drive, Leeds, West Yorkshire, LS14 5QD

Asking Price £195,000

FANTASTIC FIRST TIME BUYER OPPORTUNITY – IDEAL AS A BUY TO LET INVESTMENT – SEMI-DETACHED HOUSE – TWO DOUBLE BEDROOMS – DOWNSTAIRS W/C – GARDENS TO THE FRONT AND REAR – DRIVEWAY – SUPERB 16’ OUTDOOR STORE SHED – EXCELLENT MOVE IN READY CONDITION

A great opportunity for buy to let investors, first time buyer or anyone looking for well appointed space, this two bedroom semi-detached house in excellent, move in ready condition. Located in the Whinmoor suburb of Leeds, the property is close to schools, shops, bars, transport links, pubs, restaurants and green spaces, to name just some of the great amenities close by. There are gardens to the front and rear, a driveway and a 16’ outdoor store shed which would be ideal to convert to an office or gym, externally. Internally, it briefly comprises; entrance hall, downstairs w/c, lounge and kitchen dining room on the ground floor. On the first floor there are two double bedrooms, landing and house bathroom. Energy Rating - C

Hunters North Leeds 69 Street Lane, Leeds, LS8 1AP | 0113 268 0242
northleeds@hunters.com | www.hunters.com



STANKS DRIVE, LEEDS, WEST YORKSHIRE, LS14 5QD

TOTAL FLOOR AREA : 640sq.ft. (59.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			92
(81-91) B			
(69-80) C		76	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Entrance Hall

11'6" (max) - 3'9" (max)

Radiator and stairs to the upper level.

Downstairs W/C

5'0" (max) - 3'6" (max)

Corner wash hand basin, radiator and w/c.

Lounge

14'0" (max) - 10'3" (max)

Radiator.

Store Room

4'6" (max) - 3'0" (max)

Kitchen Dining Room

13'3" (max) - 8'6" (max)

Stainless steel sink with drainer, fan oven, gas hob with extractor over, boiler, tiled floor. radiator, double doors to the rear gardens and a range of wall and base units.

Landing

9'0" (max) - 6'0" (max)

Loft access and stairs to the lower level.

Master Bedroom

13'3" (max) - 9'0" (max)

Radiator.

Store Room

3'0" (max) - 3'0" (max)

Bedroom Two

13'3" (max) - 7'9" (max)

Radiator.

Bathroom

7'3" (max) - 5'6" (max)

Half tiled walls, panel bath with shower over, wash hand basin, radiator and w/c.

Front Gardens

Grassed lawns with a footpath to the front door and to the rear gardens.

Driveway

With parking for one vehicle.

Outdoor Store Shed


16'0" (max) - 9'9" (max)

Ideal for conversion to a gym or a home office.

Rear Gardens

Mainly grassed lawns with a patio area to the rear of the house.

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<i>Very energy efficient - lower running costs</i>		
(92 plus) A		92
(81-91) B		
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<i>Not energy efficient - higher running costs</i>		
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These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.









