

3 Snowden Approach Leeds



3 Bedroom House - Semi-Detached £199,995

69 Lower Wortley Road
Wortley
Leeds
West Yorkshire
LS12 4SL
Tel: 0113 231 1033
Fax: 0113 203 8333

Web Site
www.kathwells.com

email
sales@kathwells.com

3 Snowden Approach, Bramley, Leeds, West Yorkshire, LS13 2PY

GROUND FLOOR:

Hallway:

Accessed via a part glazed recently fitted composite front entrance door, stairs rising to the first floor, access to the ground floor accommodation

Living Room & Dining Area:



A spacious room, double glazed bay window to the front overlooking the garden, double glazed window to the rear, ample space for both living room and dining room furniture, central heating radiators, television point

Modern Fitted Kitchen:



Double glazed window, a modern recently fitted range of wall, drawer & base units, work surfaces, an inset sink and drainer with a mixer tap, a range of integral kitchen appliances (electric oven / grill, electric hob, extractor hood, fridge / freezer), a part glazed external door giving access to the garden

FIRST FLOOR:

Landing:



Access to the first floor accommodation, double glazed window, newly fitted internal doors, glass balustrade

Bedroom One:



Double glazed window, central heating radiator

Bedroom Two:



Double glazed window, central heating radiator

Bedroom Three:



Double glazed window, central heating radiator

Bathroom / WC:



Double glazed window, a modern white suite comprising of a panelled bath with a plumbed shower above (rainfall and hand-wand shower heads) and a glazed side screen, wash basin set into a vanity unit, low flush WC with a concealed cistern, central heating radiator / towel warmer

TO THE OUTSIDE:



Gardens:



The gardens extend to three sides and are mainly lawn; there is a seating area in the rear garden

Brick Block Driveway:



EPC Link:

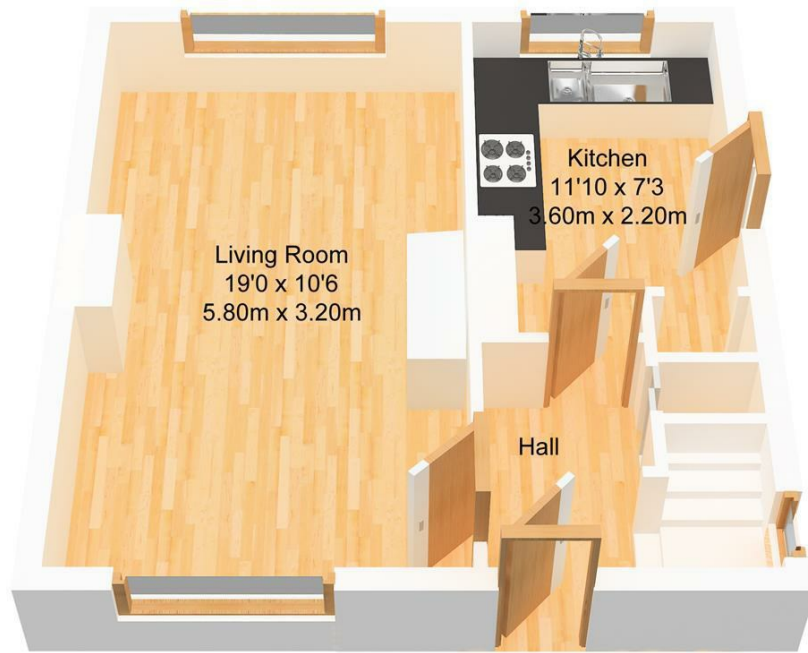
<https://find-energy-certificate.service.gov.uk/energy-certificate/2655-3910-8200-1779-7204>

EPC Rating & Council Tax:

EPC Rating: C / Council Tax Band: A

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B		72	
(69-80) C			
(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	

Floor Plan



Ground Floor
Approx. 33.80 sqm.
(364.00 sqft.)



First Floor
Approx. 31.90 sqm.
(343.00 sqft.)