

KATH WELLS

ESTATE AGENTS & VALUERS



55 Rutland Court, Leeds, LS12 6BU

Offers In The Region Of £245,000

* THREE BEDROOM SEMI DETACHED HOUSE ** BEAUTIFULLY PRESENTED & MAINTAINED ** NEUTRALLY DECORATED THROUGHOUT ** GARDENS ** ALLOCATED PARKING FOR TWO CARS ** READY TO MOVE INTO *

We are very pleased to offer for sale this THREE BEDROOM semi detached MODERN HOUSE situated in a popular residential area of New Farnley.

To the ground floor the property has an ENTRANCE HALLWAY / GOOD SIZED AND WELL APPOINTED DINING KITCHEN, a SPACIOUS LIVING ROOM, GROUND FLOOR CLOAKROOM. To the first floor there are THREE GOOD SIZED MODERN BEDROOMS with EN SUITE SHOWER ROOM AND W/C TO THE MAIN BEDROOM and MODERN FAMILY BATHROOM.

The property has been very well maintained throughout and benefits from having DOUBLE GLAZING, GAS CENTRAL HEATING, GARDENS to the front and private, enclosed, pet and child friendly tiered garden to the rear, allocated parking for TWO CARS. Local amenities, well regarded schools and bus routes to surrounding areas are all within walking distance. The M62 / M621 motorway is only a short drive away making the major commercial centres of West Yorkshire and beyond easily accessible. Early internal viewing is highly recommended and can be arranged by contacting the office on 0113 2311 033 / sales@kathwells.com. EPC Rating: B

GROUND FLOOR:

Entrance Hall:

Modern composite door, central heating radiator, stairs leading to the first floor, access to the living room.

Living Room:



Double glazed window to the front, central heating radiator, modern neutral decor throughout with a warming carpet to the floor. Glazed door leads to the dining kitchen with access to the downstairs cloak room.

Downstairs Cloakroom / W.C:



Larger than average room, with a low flush w/c and a pedestal wash hand basin. Central heating radiator, modern twist on the white, brick effect splash back tiling above the wash hand basin. Contrasting with a lovely green decor to the walls. Mosaic style tile effect flooring compliments this room.

Dining Kitchen:



Glazed access from the lounge, French door style double glazed doors leading to the back garden with double glazed windows over looking the rear and offering plenty of natural light through this light and airy room. Having an array of wall, base and drawer units with a modern contemporary feel, wood effect washable work surface over, stainless steel sink, mixer taps and drainer, gas hob, electric oven, integrated washing machine and fridge freezer. Ideal boiler housed within the units, brick effect tiles splash back and modern flooring compliments this generous and family friendly room.

TO THE FIRST FLOOR:

Stairs To The First Floor:

Landing Area:

Access to all bedrooms, family bathroom and loft area which has a drop down ladder and a light source, is partially boarded making it ideal for light storage.

Master Bedroom:



Double glazed window to the front elevation, central heating radiator, slight recess offering ideal area for free standing wardrobe. Access to the en suite

En Suite Shower Room / W.C:



Consisting of a shower cubicle with an electric shower, low flush w.c and pedestal wash hand basin, central heating radiator, frosted double glazed window to the front elevation, extraction fan system.

Bedroom Two:



Double glazed window to the rear elevation, central heating radiator. Fitted wardrobe, neutral decor and carpeted flooring.

Bedroom Three:



Double glazed window to the rear elevation, central heating radiator, carpeted flooring.

Family Bathroom:



Three piece modern suite comprising a low flush w.c, pedestal wash hand basin and panelled bath. Tiling to the midway border, extractor fan and tile effect flooring.

TO THE OUTSIDE:

Exterior Parking:

There are two allocated parking spots to the side of the house.

Garden To The Front:



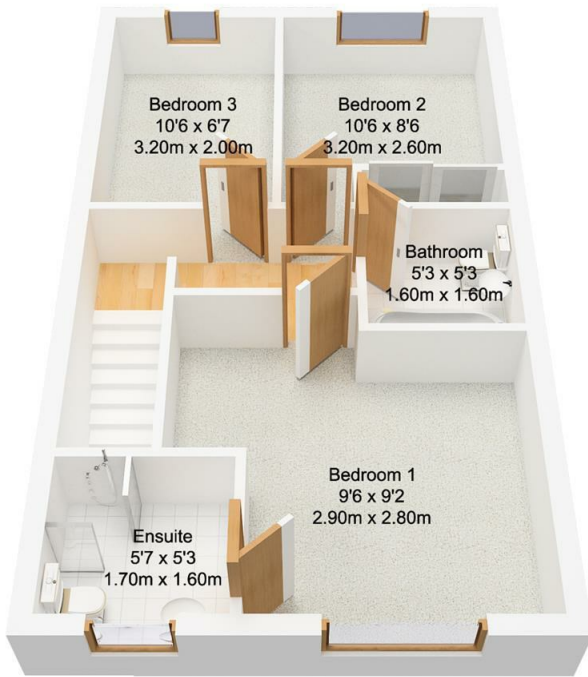
Low maintenance, pathway allowing access to the front door.

Garden To The Rear:



Offering the family a lovely, private and unoverlooked space to enjoy the outside space which is both pet and child safe having a large fence to all sides, the main garden area has a paved area made of Indian Stone complimented by an area of artificial lawn which is ideal fro the children to play on without bringing mud into the house. There is a separate section at the bottom which is currently fenced off with a low level picket fence.

Floor Plan



First Floor
Approx. 37.26 sqm.
(401.06 sqft.)



Ground Floor
Approx. 37.26 sqm.
(401.06 sqft.)

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		95
(81-91)	B	83	
(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	

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