



## 62 Bawn Approach Leeds



### 3 Bedroom House - Townhouse £175,000

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

Web Site  
[www.kathwells.com](http://www.kathwells.com)

email  
[sales@kathwells.com](mailto:sales@kathwells.com)

## 62 Bawn Approach, New Farnley, Leeds, West Yorkshire, LS12 5BR

### GROUND FLOOR:

#### Entrance Hallway:



Access via a part glazed front entrance door, part glazed internal door to the living room, laminated flooring, good sized under-stairs storage cupboard, stairs rising to the first floor

#### Downstairs Cloak Room / WC:



Double glazed window, a white suite comprising of a low flush WC & wash basin, storage area



Double glazed windows to the front & rear, electric storage heaters, a fireplace and hearth with an electric fire, laminated flooring, part glazed internal doors to the hallway and fitted kitchen

#### Fitted Kitchen:



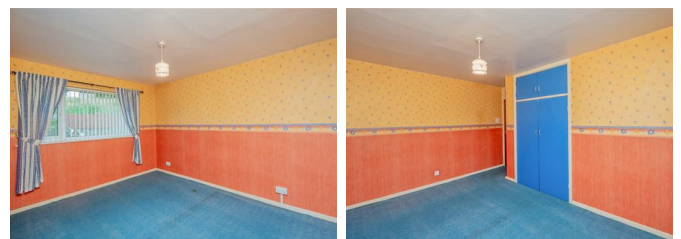
Double glazed window, a part glazed external door giving access to the rear garden, a range of fitted wall, drawer & base units, works surfaces, an inset stainless steel sink and drainer, electric cooker point, space for a fridge / freezer, plumbing for an automatic washing machine, space for a tumble dryer (the kitchen white goods may be included subject to offer)

### FIRST FLOOR:

#### Landing:

Access to the first floor accommodation and to the loft space, airing / storage cupboard, electric storage heater

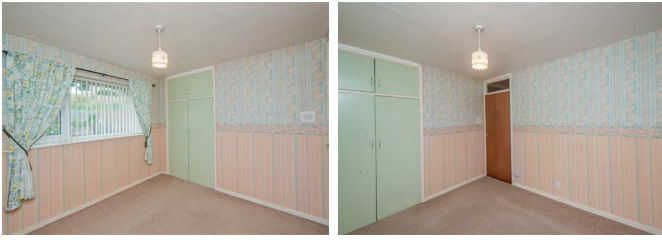
#### Bedroom One:



A good sized double bedroom, double glazed window, built-in storage cupboard



## Bedroom Two:



A good sized double bedroom, double glazed window, built-in storage cupboard

## Bedroom Three:



A good sized double bedroom, double glazed window, built-in storage cupboard

## Bathroom / WC:



A good sized bathroom, double glazed window, a white suite comprising of a panelled bath with an electric shower above, wash basin, low flush WC, fully tiled walls

## TO THE OUTSIDE:

## Gardens:



The front garden is enclosed by a fence and has a garden gate. This garden is mainly low maintenance with a small lawn. The rear garden is a good sized, enclosed and mainly low maintenance. there are two paved seating areas, a small lawn, some planting to the borders, and a brick built storage / garden shed

## EPC LINK:

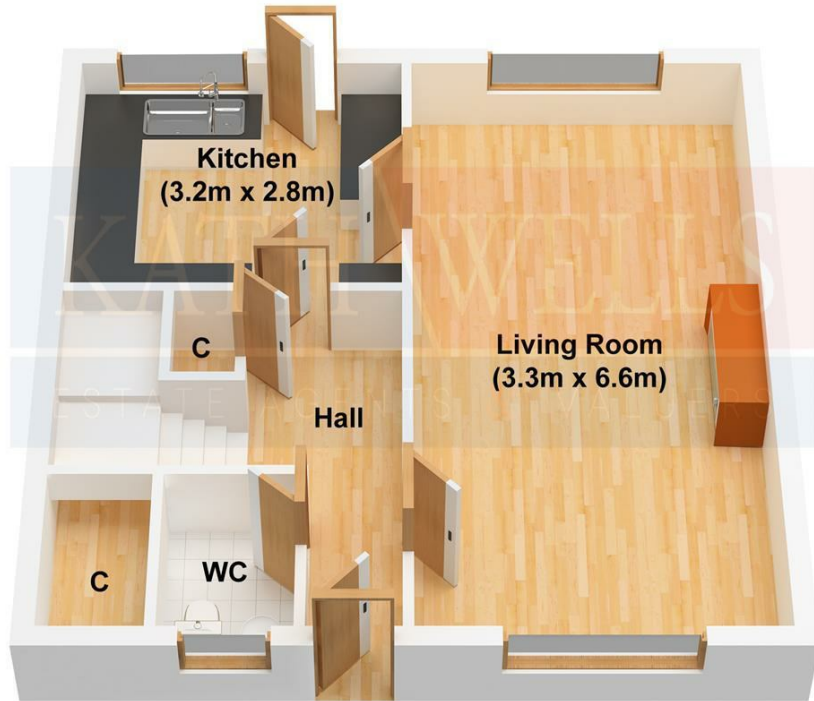
<https://find-energy-certificate.service.gov.uk/energy-certificate/2010-7703-4040-9200-9791>

## Council Tax Band & EPC Rating

Council Tax Band: A / EPC Rating: F

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		37	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

### Ground Floor



### First Floor

