

# KATH WELLS

ESTATE AGENTS & VALUERS



## 5 Snowden Approach, Leeds, LS13 2PY

**Reduced To £169,995**

CHAIN FREE !!! REDUCED !!! MODERN !!!! CALL US ON 0113 2311033

This would make an ideal home for either a FIRST TIME BUYER, a YOUNG FAMILY or an INVESTOR / LANDLORD (possible rental income CIRCA £800 pcm). A WELL PRESENTED TWO BEDROOM SEMI DETACHED situated amidst similar style property in a popular residential area of Bramley within walking distance of a well regarded primary and high school.

Briefly throughout the property comprises of an ENTRANCE PORCH leading to a HALLWAY which has stairs rising to the first floor, a LIVING ROOM with a DINING AREA and windows to two aspects, a FITTED KITCHEN with an ample range of recently fitted cabinets, TWO DOUBLE BEDROOMS, and a MODERN BATHROOM (recently fitted) with a white suite and a shower above the bath.

Externally there are GARDENS to the front and rear. A DRIVEWAY provides useful OFF STREET PARKING..

Local amenities associated with Bramley are close to hand. Leeds City Centre and the Motorway networks are a short drive away.

Early internal viewing is highly advised and can be arranged by contacting the office on 0113 231 1033 / sales@kathwells.com. EPC Rating: D / Council Tax Band: A

## GROUND FLOOR:

### Entrance Porch:

Access via a part glazed entrance door, a good space for boots and coats

### Hallway:



Access to the ground floor accommodation, stairs rising to the first floor

### Dining / Living Room:



Double glazed windows to the front and rear elevations, ample space for a dining table and chairs

### Fitted Kitchen:



Double glazed window, a modern range of fitted wall, drawer & base units, work surfaces, built under electric oven / grill, electric hob, extractor hood, an inset sink and drainer, space for a fridge / freezer, plumbing for an automatic washing machine

## FIRST FLOOR:

## Landing:



Double glazed window, access to the first floor accommodation

### Bedroom One:



Double glazed window, ample space for a good range of bedroom furniture and wardrobes

### Bedroom Two:



Double glazed window, ample space for a good range of bedroom furniture and wardrobes

### Bathroom / WC:



A modern recently fitted bathroom suite comprising of a panelled bath with a shower above (rainfall and shower wand) and a glazed side screen, wash basin, low flush WC, ladder style towel warmer / central heating radiator

### TO THE OUTSIDE:

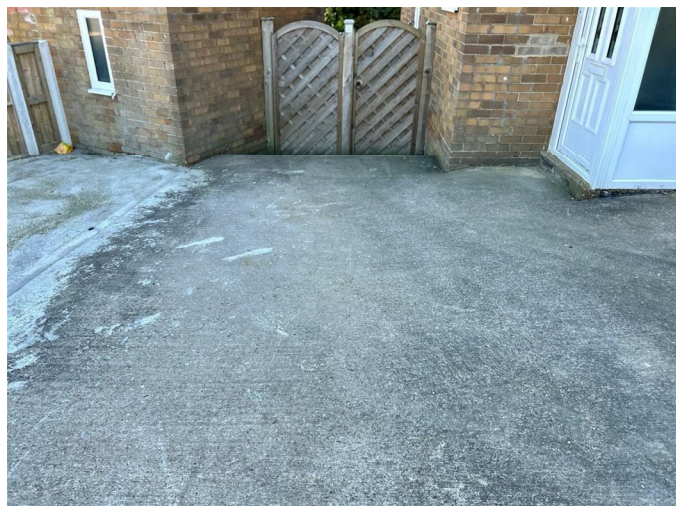


### Gardens:



The front garden is enclosed by hedging. The rear garden is enclosed by fencing and has a lawn and a paved patio

### Off Street Parking:



A driveway provides useful off street parking

### EPC LINK:

<https://find-energy-certificate.service.gov.uk/energy-certificate/0030-2378-9277-2807-4181>

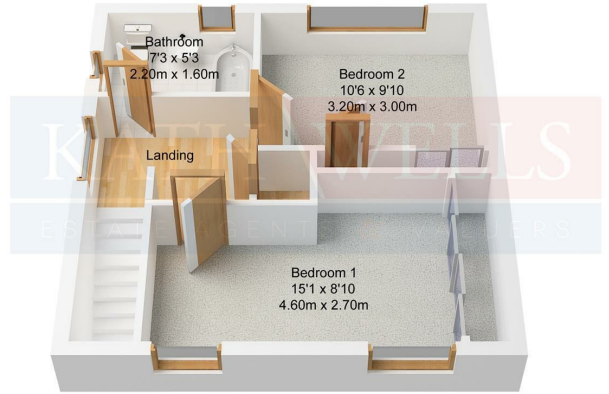
### EPC Rating & Council Tax Band:

EPC Rating: D / Council Tax Band: A

## Floor Plan

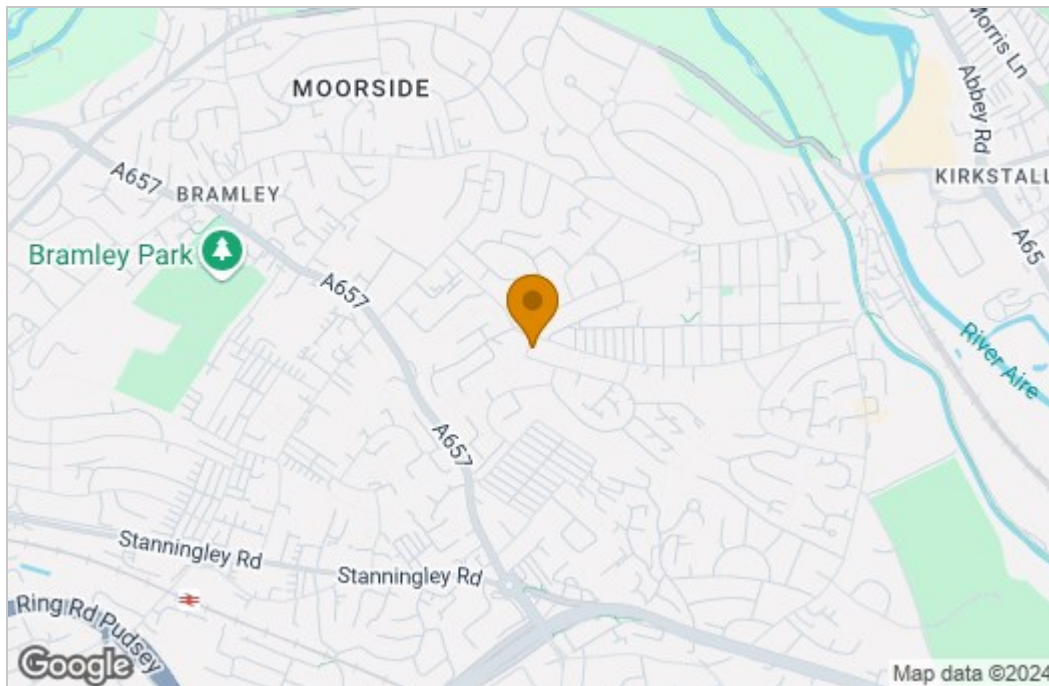


Ground Floor  
Approx. 33.80 sqm.  
(363.82 sqft.)

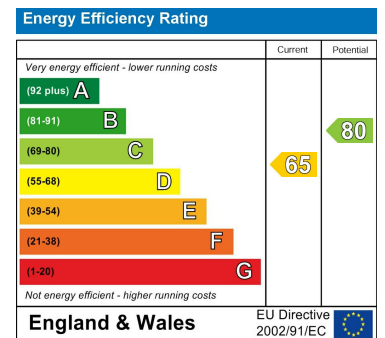


First Floor  
Approx. 31.90 sqm.  
(343.36 sqft.)

## Area Map



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.