

## **36 Bawn Approach Leeds**



### **3 Bedroom House - Townhouse £185,000**

69 Lower Wortley Road  
Wortley  
Leeds  
West Yorkshire  
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# 36 Bawn Approach, Farnley, Leeds, West Yorkshire, LS12 5BZ

## GROUND FLOOR:

### Hallway:

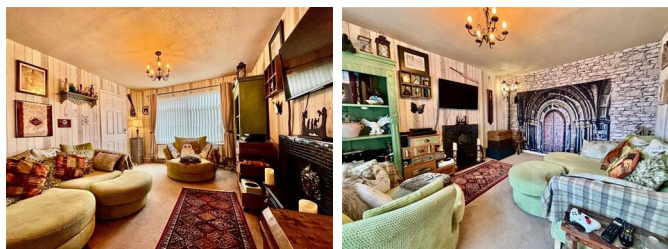


Access via a front entrance door, stairs rising to the first floor, central heating radiator, storage cupboard

### Cloakroom / WC:

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

### Living Room:



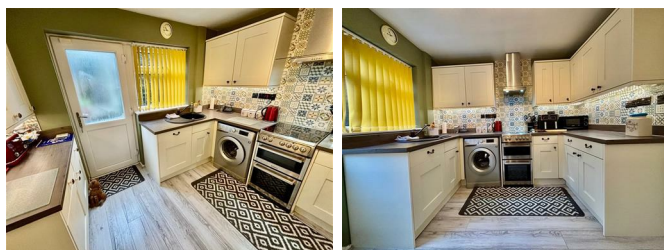
Double glazed window, television point, central heating radiator

### Dining Room:



Double glazed window, central heating radiator, ample space for a dining table and chairs

### Fitted Kitchen:



Double glazed window, a part glazed external door, a range of fitted wall, drawer & base units, work surfaces, inset sink and drainer, electric cooker point, extractor hood, plumbing for an automatic washing machine, integral fridge freezer & dishwasher

## FIRST FLOOR:

### Landing:

Access to the first floor accommodation, access to the loft space, storage cupboard

### Bedroom One:



Double glazed window, central heating radiator, fitted / built-in wardrobes



Bedroom Two:



Double glazed window, central heating radiator, fitted / built-in wardrobes

Bedroom Three:



Double glazed window, central heating radiator

Bathroom / WC:



A four piece suite! Double glazed window, a white suite comprising of a panelled bath, shower cubicle with a plumbed shower, wash basin set into a vanity unit, low flush WC, ladder style central heating radiator / towel warmer

TO THE OUTSIDE:

Gardens:



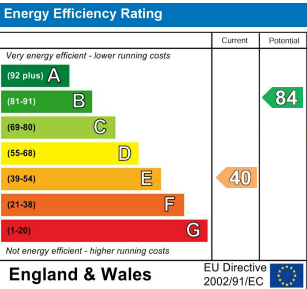
The front garden has a lawn and planted beds. The rear garden is enclosed and has a paved patio / seating area, a rockery, and a brick-built storage shed

Council Tax Band & EPC Rating:

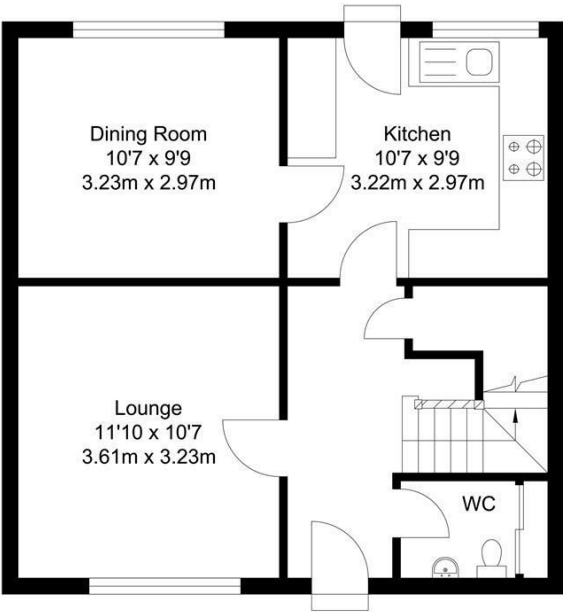
Council Tax Band: A / EPC Rating: E

EPC Link:

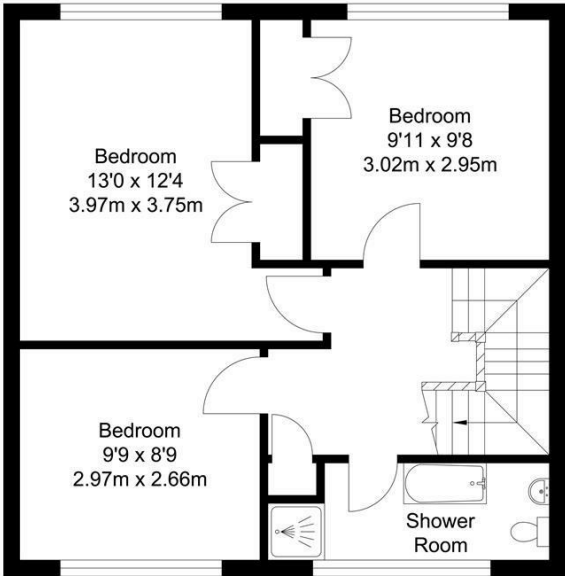
<https://find-energy-certificate.service.gov.uk/energy-certificate/0449-2879-6339-2300-2745>



Floor Plan



Ground Floor  
Approx. 43.80 sqm.  
(471.00 sqft.)



First Floor  
Approx. 44.10 sqm.  
(474.40 sqft.)