



17 Cow Close Road, Leeds, LS12 5NU

Offers In The Region Of £189,995

**** OPEN TO OFFERS **** Viewing is highly advised for this very well presented THREE BEDROOM SEMI detached property which would make an ideal purchase for a variety of buyers. The property is situated in a popular residential area of Wortley amidst similar style properties.

Briefly throughout and to the ground floor the property comprises of a HALLWAY with stairs rising to the first floor, a LIVING ROOM with a modern fire place & hearth and an inset living flame gas fire, a FITTED DINING KITCHEN with an ample range of cabinets, space for a dining table and chairs and French doors opening onto the rear garden.

To the first floor there are TWO DOUBLE BEDROOMS, a further SINGLE BEDROOM, and a BATHROOM / WC with a white suite and a plumbed shower over the bath.

Externally the property has GARDENS to the front, rear and side and a GATED DRIVEWAY providing useful OFF STREET PARKING.

Local amenities are within walking distance. The Outer Ring Road, Leeds City centre, the Motorway Networks and Bramley Railway Station are a short drive away making this property an ideal purchase for buyers wishing to live within commuting distance of the major commercial centres of West Yorkshire and beyond.

GROUND FLOOR:

Hallway:

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

Living Room:



Double glazed bay window, central heating radiator, a fire surround with a marble hearth and an inset living flame gas fire, telephone / television connection points

Fitted Dining Kitchen:



A dining kitchen with a modern range of wall, drawer and base units, complimentary work surfaces, tiling to the splash backs, stainless steel sink and drainer with a mixer tap, built under electric oven, four ring electric hob, plumbing for washing machine, semi open plan to the dining area, double glazed window to rear, French doors opening onto the side garden, ample space for a dining table and chairs

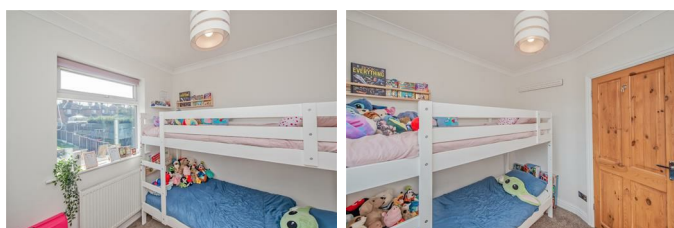
FIRST FLOOR:

Bedroom One:



Double glazed bay window to the front elevation, central heating radiator, television point, a range of fitted wardrobes with mirrored fronts

Bedroom Two:



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

Bedroom Three:



Double glazed window to the side elevation, central heating radiator

Bathroom / WC:



A modern white suite comprising of a panelled bath with a plumbed shower over, a wash basin, low flush WC, a ladder style radiator / towel warmer, double glazed window to the rear elevation.

TO THE OUTSIDE:

Gardens:



To the front the garden is low maintenance with gravel areas and a path leading to the side entrance door. To the rear the garden is low maintenance with a brick built shed, an Indian stone patio / seating area, Lawn area and an outside tap.

Driveway / Off street Parking:



There is a gated driveway to the side of the property which provides useful off street parking for two cars

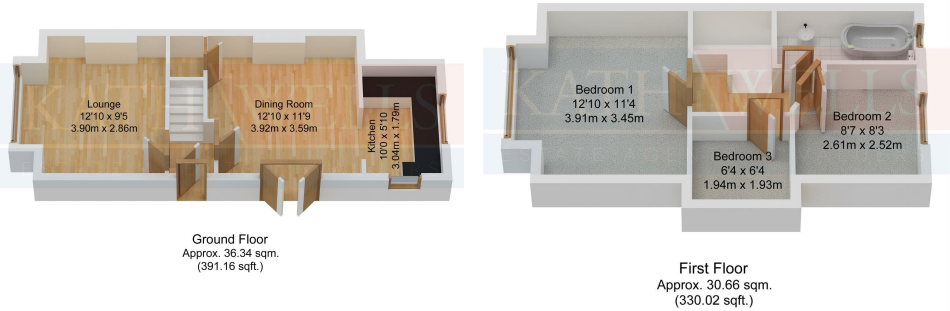
EPC Link:

<https://find-energy-certificate.service.gov.uk/energy-certificate/8126-7823-3230-4313-9926>

Council Tax Band & EPC Rating:

Council Tax Band: B / EPC Rating: D

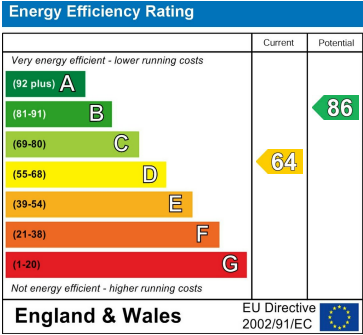
Floor Plan



Area Map



Energy Efficiency Graph



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