



4 St. James Close Leeds



2 Bedroom House - Semi-Detached £195,000

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4 St. James Close, Leeds, West Yorkshire, LS12 3UR

GROUND FLOOR:

Living Room:



Access via a part glazed front entrance door, fireplace and hearth with an inset living flame fire, central heating radiator, television point, stairs rising to the first floor, under-stairs storage cupboard, laminated flooring

Fitted Dining Kitchen:



Double glazed window, a range of fitted wall, drawer & base units, work surfaces, built under electric oven / grill, four burner gas hob, extractor hood, plumbing for an automatic washing machine, space for a fridge / freezer, an inset sink and drainer, dining area, central heating radiator, an external door opening onto the rear garden

FIRST FLOOR:

Landing:

Access to the first floor accommodation, airing / storage cupboard, access to a part boarded loft space

Bedroom One:



Double glazed window, central heating radiator, laminated flooring

Bedroom Two:



Double glazed window, central heating radiator

Bathroom / WC:



Double glazed window, a white suite comprising of a panelled bath with a shower above, wash basin, low flush WC, central heating radiator

TO THE OUTSIDE:



Off Street Parking / Garage:



A driveway provides useful off street parking and access to a single garage

Gardens:



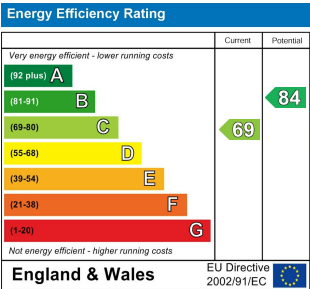
The front garden is semi open plan and laid to lawn. The rear garden is enclosed by fencing and has low maintenance areas, a paved patio / seating area, external lighting and an outside tap.

Council Tax Band / EPC Rating:

Council Tax Band: B / EPC Rating: C

EPC Link:

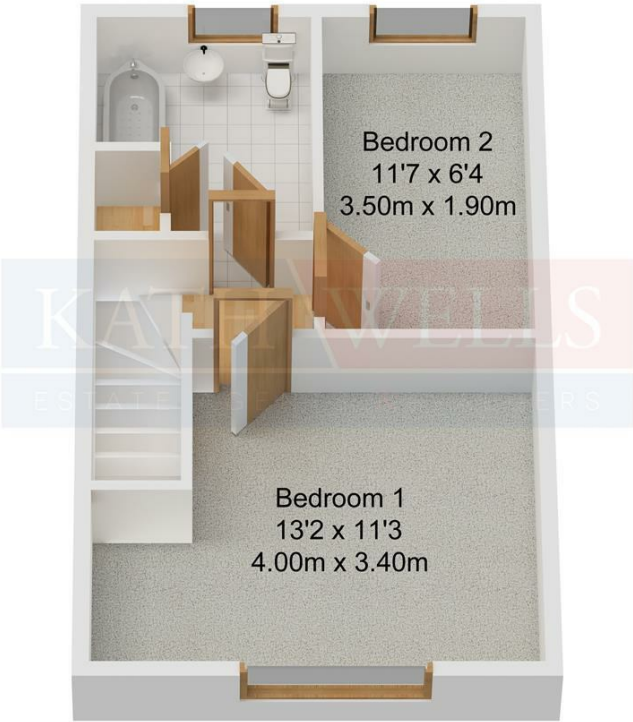
<https://find-energy-certificate.service.gov.uk/energy-certificate/0981-0007-0202-0259-2200>



Floor Plan



Ground Floor
Approx. 304.00 sqm.
(28.00 sqft.)



First Floor
Approx. 304.00 sqm.
(28.00 sqft.)