



## **26 Somerdale Grove Leeds**



### **3 Bedroom House - End Town House £165,000**

69 Lower Wortley Road  
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Leeds  
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# 26 Somerdale Grove, Bramley, Leeds, West Yorkshire, LS13 4SE

## GROUND FLOOR:

### Hallway:

Access via a part glazed front entrance door, stairs rising to the first floor, wall mounted gas heater

### Living Room & Dining Area:



Double glazed windows to two aspects, a fireplace and hearth with a gas fire, ample space for a range of living room and dining room furniture

### Kitchen:



Double glazed window, a part glazed external door, wall and base cabinets, work surfaces, gas cooker point, stainless steel sink and drainer, plumbing for an automatic washing machine, space for a fridge / freezer

## FIRST FLOOR:

### Landing:

Double glazed window, access to the first floor accommodation and to the loft space

### Bedroom One:



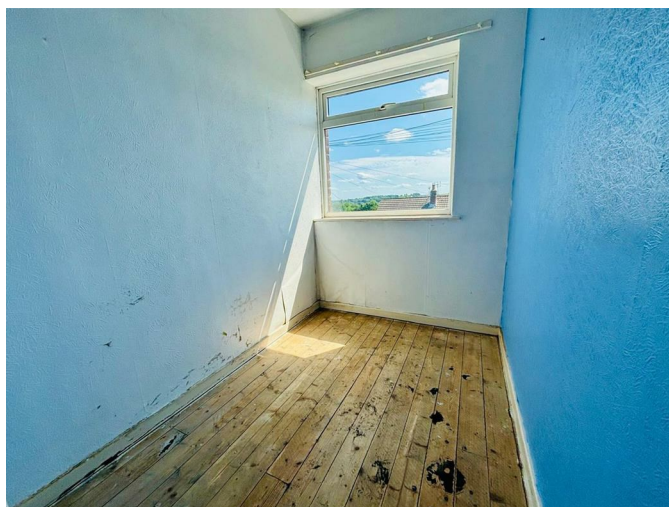
Double glazed window, a good sized double bedroom

### Bedroom Two:



Double glazed window, a good sized double bedroom

### Bedroom Three:



Double glazed window, a good sized single bedroom



**Bathroom / WC:**



Double glazed window, a white suite comprising of a panelled bath with a shower above, wash basin, low flush WC, tiling to the walls and floor

**TO THE OUTSIDE:**

**Gardens:**



The front and rear gardens are enclosed by hedges and have a variety of planting

**Off Street Parking / Driveway / Single Garage:**



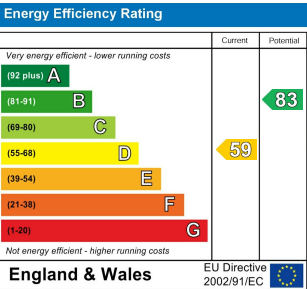
A gated driveway provides useful off street parking and access to a single detached garage which in turn provides additional parking and storage

**EPC Link:**

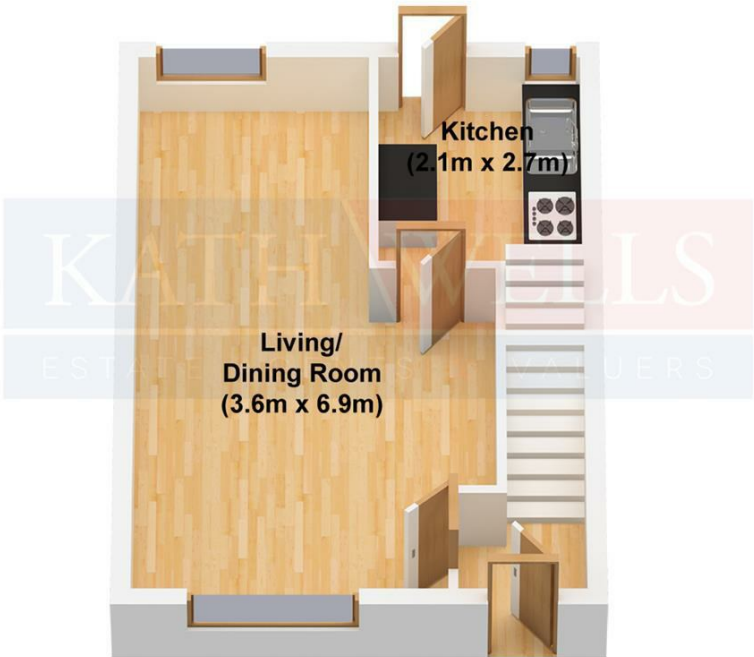
<https://find-energy-certificate.service.gov.uk/energy-certificate/7720-0268-0116-5007-0503>

**Council Tax Band & EPC Rating:**

Council Tax Band: B / EPC Rating: D



Ground Floor



First Floor

