



20 Bruce Lawn Leeds



3 Bedroom House - Townhouse £155,000

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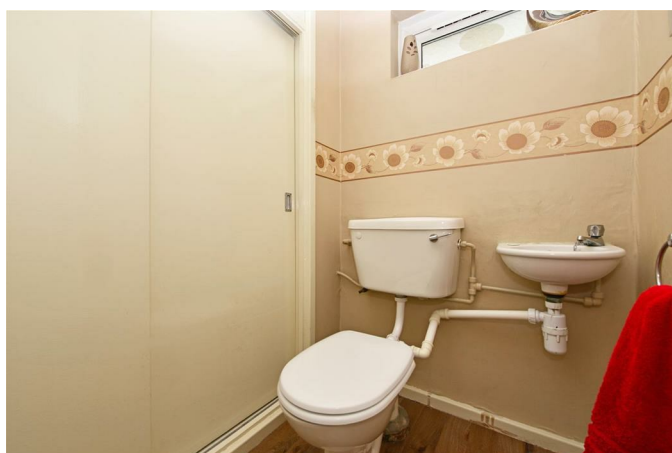
GROUND FLOOR:

Entrance Hallway:



Access via a part glazed front entrance door, central heating radiator, under stair storage, stairs rising to the first floor

Cloakroom / WC:



Low flush WC, wash basin

Living Room:



Double glazed window, central heating radiator, fireplace and hearth with an electric fire, television point, glazed patio doors that open onto the rear garden

Dining Room:



Double glazed patio doors, central heating radiator,

Fitted Breakfast Kitchen:



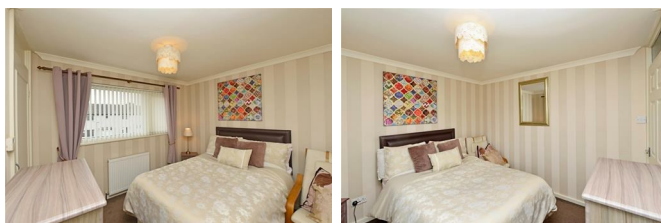
Double glazed windows, a range of fitted wall drawer & base units, work surfaces, an inset sink and drainer, four burner gas hob, built-under electric oven / grill, plumbing for an automatic washing machine, space for a fridge / freezer, built in breakfast / dining counter

FIRST FLOOR:

Landing:

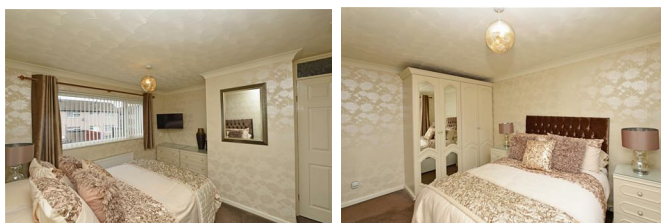
Access to first floor accommodation, access to loft, central heating radiator

Bedroom One:



Double glazed window, central heating radiator, fitted wardrobe

Bedroom Two:



Double glazed window, central heating radiator, large storage cupboard

Bedroom Three:



Double glazed window, central heating radiator, large storage cupboard

Bathroom / WC:



Double glazed window, fitted white suite comprising of a panelled bath with an electric shower head above and glazed side screen, wash basin and a low flush WC, fully tiled, large storage cupboard

TO THE OUTSIDE:



Gardens:



To the rear there is a paved path, low maintenance areas and fencing, brick built shed. The front garden has a lawn and is low maintenance

Council Tax Band & EPC Rating:

Council Tax Band: A / EPC Rating: D

EPC Link:

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		80
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Ground Floor



First Floor

