

## 30 Lawns Green Leeds



# 3 Bedroom House - Detached £220,000

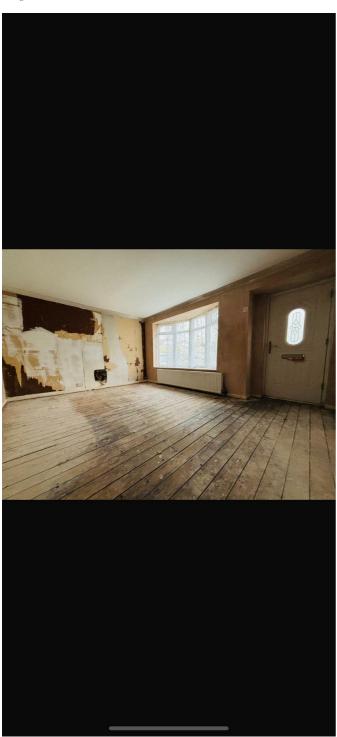
69 Lower Wortley Road Wortley Leeds West Yorkshire LS12 4SL Tel: 0113 231 1033 Fax: 0113 203 8333 Web Site www.kathwells.com

email sales@kathwells.com

## 30 Lawns Green, Farnley, Leeds, West Yorkshire, LS12 5RR

GROUND FLOOR:

Living Room:



Access via a part glazed front entrance door, double glazed bay window, central heating radiator, television point

### Inner Hallway:

Double glazed window, stairs rising to the first floor

### Fitted Dining Kitchen:

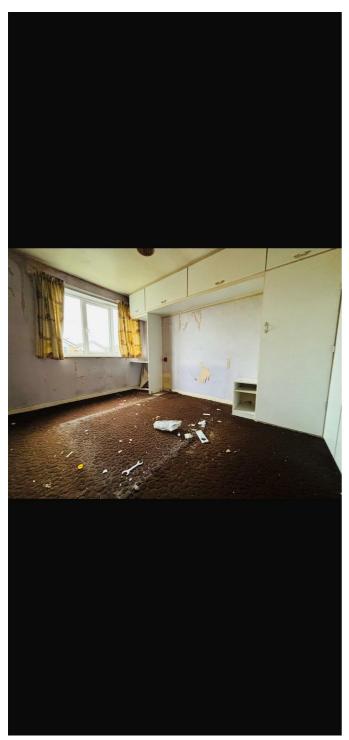


Double glazed window, access to the garden via a part glazed rear door, a range of fitted wall, drawer & base units, work surfaces, gas cooker point, extractor hood, inset sink & drainer, space for a fridge freezer, plumbing for an automatic washing machine, ample space for a dining table & chairs, large storage cupboard

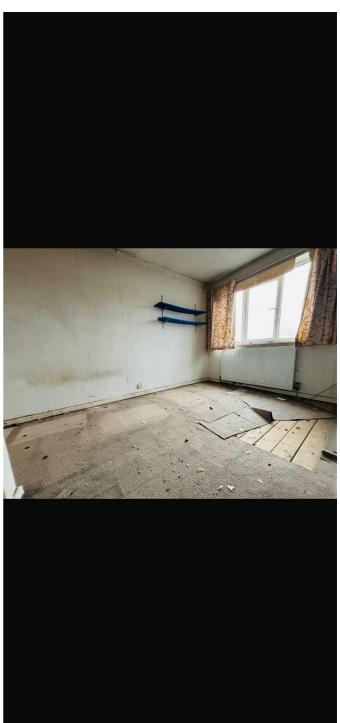
#### FIRST FLOOR:

Landing:
Double glazed window, access to loft space, access to first floor accommodation

Bedroom One: Bedroom Two:



Double glazed window, central heating radiator, built in wardrobes



Double glazed window, central heating radiator, storage room / cupboard

Bedroom Three: Bathroom / WC:







Double glazed window, a white suite comprising of a panelled bath, wash basin, low flush WC, and shower area

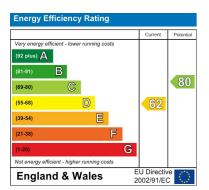
TO THE OUTSIDE:





The front garden is mainly laid to lawn. The rear garden has a decked patio, is low maintenance and enclosed by fencing

## **Energy Efficiency Graph**



## **Ground Floor**



## **First Floor**

